



Sunset Ridge  
Homeowners Association NFP  
2024 Annual Meeting

# AGENDA – January 11, 2025

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10:00 AM – Homeowner Sign-In

10:10 AM – Call Meeting to Order / Board of Directors

10:15 AM – Committee Updates

- Communication
- Grounds
- Finance

10:25 AM – New Business

10:30 AM – 2025 Board of Directors Election

10:40 AM – 2025 Budget Vote

10:45 AM – Questions & Answers

10:50 AM – Adjourn Annual Meeting

# Board of Directors 2024

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## **Officers:**

**President** – Mark Sekulich

**Vice Pres.** – Yolanda Stackhouse

**Treasurer** – Vincent Davis

**Secretary** – Angie Guzman

## **Members:**

Terrance Dodge

Amy Mugrage

Diane Ower

Sherry Sanchez

Carlos Wence

Saronita Wint

# Communication Committee

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## Results 2024 / Goals 2025

### Annual Subdivision Garage Sale

- Was held the Friday 7/26 and Saturday 7/27 in 2024.
- Good participation with 50+ homes. One suggestions to grow in 2025 was to hold a second sale on another weekend.
- Thank you, Yolanda Stackhouse, chairperson for 2024.

Keep prompt responses to email and online questions.

Increase social media presence.

- Sherry Sanchez volunteered to chair committee.

# Grounds Committee

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Landscape Maintenance – monitoring of work completed by our landscape contractor.

- Homeowner suggested Caleb Park cleanup in the spring. HOA will coordinate.

Maintain entrances including signs, lighting, and flags.

- Homeowners like the flags being present for the full year. Will continue to maintain.

Looking for landscape architect for renewing our entrances.

- Homeowner suggested Pasquesi in Lake Bluff.

New architecture approval form created and being used. Continue prompt response to requests for Architecture approval. The HOA must approve work requiring permitting by the City of Zion.

# Finance Committee

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## Account Balances 12/31/2024

- Bank Balance: \$42,008.93
- Accounts Receivable: \$3,526.23
- Accounts Payable: \$0

## Financial Status – Report Packet available on request via email.

- Balance Sheet current as of 12/31/2024.
- Profit and Loss Statement current as of 12/31/2024.

# Finance Committee

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## Association Dues Delinquency Actions

- The top delinquent accounts have been sent to collections.
- All accounts greater than one year past due have been served notices.
- Currently, Sunset Ridge homeowners are \$3526 past due. (21% of total income)

Continue outsourcing of business management activities to Century 21 Circle.

- Board will refresh and sign management contract ensuring IP and confidentiality.

Typical rate for Management service is \$25 - \$50 per unit / per month.

Current rate for SHRA is \$2.43 per unit / per month.

## Budget Proposal 2025

- Annual Fee 2019 – 2021 was \$125 per home. In 2022, it was \$100 per home.
- Comparable fees for HOA in our area are \$300-\$400 per year.
- Recommend Annual Fee for 2025 is \$75 per home (same as 2023-2024).

# New Business

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- City updated speed limit to 30 MPH. Homeowners feel speed limit is too high. Is there anything the HOA can do to curb speeding. HOA to check with City of Zion.
- Tree fallen over sidewalk at Caleb Park, near wetland across from 1710 Sunshine Ln. HOA to check with Zion Park District on removal.
- Streetlight at 1715 Daybreak is not working. HOA to inform City of Zion.
- Homeowners asked how to deal with solicitors (Solar panels, roof replacement, etc.) HOA suggested to ask for their permit. City of Zion requires permit for any business solicitation.
- Board will discuss updating the by-laws during 2025, including installation of fees / fines structure consistent with the ordinances of the City of Zion. By-laws updates will be voted on during the 2025 Annual Meeting.



# 2025 Board of Directors Election

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## **Officers:**

**President** – Mark Sekulich

**Vice Pres.** – Yolanda Stackhouse

**Treasurer** – Vincent Davis

**Secretary** – Mandy Jo Skinner

## **Members:**

- Alex Cazarez

- Shara Daniel

- Al Grimon

- Sherry Sanchez

2025 Board of Directors nominations were received from the floor.

The above nominations were moved to approve and was seconded.

The 2025 Board of Directors were unanimously approved by the membership.

# 2025 Budget Approval

		2024 Budget	2025 Budget Proposal
	<b>Income</b>	\$75 fee	\$75 fee
	Association Assessment Fees	17,025.00	17,025.00
	Disclosure Packet Fee	1,000.00	1,000.00
	Foreclosure Fees	0.00	0.00
	<b>Total Income</b>	<b>18,025.00</b>	<b>18,025.00</b>
	<b>Gross Profit</b>	<b>18,025.00</b>	<b>18,025.00</b>
	<b>Expense</b>		
	Administrative	1,144.87	1,000.00
	Bank Fees	200.00	200.00
	Insurance	2,300.00	2,400.00
	Landscaping	8,114.24	8,114.24
	Legal Fees	500.00	500.00
	Office Supplies	300.00	150.00
	Postage	300.00	150.00
	Professional Services fees	6,600.00	7,200.00
	Repairs & Maintenance	1,000.00	1,000.00
	Sponsored Events/Entrances	400.00	200.00
	Utilities	334.32	334.32
	10% Reserve	0.00	0.00
	<b>Total Expense</b>	<b>21,193.43</b>	<b>21,248.56</b>
	<b>Net Ordinary Income</b>	<b>-3,168.43</b>	<b>-3,223.56</b>

2025 Budget presented by the board and reviewed by the membership.

Nomination from the floor to approve the 2025 budget was seconded.

The 2025 Budget was unanimously approved by the membership.

<b>Other Income/Expense</b>		
<b>Other Income</b>		
Passed Due Assesments	4,555.00	3,526.23
Interest Income	0.00	0.00
<b>Total Other Income</b>	<b>4,555.00</b>	<b>3,526.23</b>
<b>Other Expense</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>4,555.00</b>	<b>3,526.23</b>
<b>Net Income</b>	<b>1,386.57</b>	<b>302.67</b>

# Question & Answers

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Following the meeting, please direct all questions and requests for information to the Board of Directors at

[sunsetridgehomes@gmail.com](mailto:sunsetridgehomes@gmail.com)

[www.sunsetridgehomes.org](http://www.sunsetridgehomes.org)

or

Property Manager

Elizabeth Scheffler

847-336-7333 (Office)

[lizscheffler22@gmail.com](mailto:lizscheffler22@gmail.com)



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