



Sunset Ridge
Homeowners Association NFP
2025 Annual Meeting

AGENDA – January 17, 2026

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 – 2026 Board of Directors Election

10:40 AM – 2026 Budget Vote

10:45 AM – Questions & Answers

10:50 AM – Adjourn Annual Meeting

Board of Directors 2025

Officers:

President – Mark Sekulich

Vice Pres. – Yolanda Stackhouse

Treasurer – Vincent Davis

Secretary – Mandy Skinner

Members:

Alex Cazarez

Al Grimon

Sherry Sanchez

Communication Committee

Results 2025 / Goals 2026

- Annual Subdivision Garage Sale
 - Was held the Friday 7/25 and Saturday 7/26 in 2025.
 - Thank you, Yolanda Stackhouse, chairperson for 2025.
 - Good participation with 40+ homes.
- Keep prompt responses to email and online questions.
- Increase social media presence.
 - Thank you, Sherry Sanchez for promoting our Facebook presence.

Grounds Committee

Goals for 2026

- Landscape Maintenance – monitoring of work completed by our landscape contractor.
- Maintain entrances including signs, lighting, and flags.
 - Reviewed bid from landscape architect for renewing our entrances.
 - Need a bucket truck or scissor lift to remove the torn flag from the south entrance pole.
- Architecture approval form being used. Continue prompt response to requests for Architecture approval. The HOA must approve work requiring permitting by the City of Zion.



Finance Committee

Account Balances 12/31/2025

- Bank Balance: *\$43,285.04*
- Accounts Receivable: *\$3,073.00*
- Accounts Payable: *\$0*

Financial Status – Report Packet available on request via email.

- Balance Sheet current as of 12/31/2025.
- Profit and Loss Statement current as of 12/31/2025.

There were 8 home sales in 2025. Paid Assessment Letters were provided to each at closing. PAL forms are available upon request.



PAL

Finance Committee

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 \$3073 past due. (18% of total income)

Continue outsourcing of business management activities to Century 21 Circle.

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

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

Budget Proposal 2026

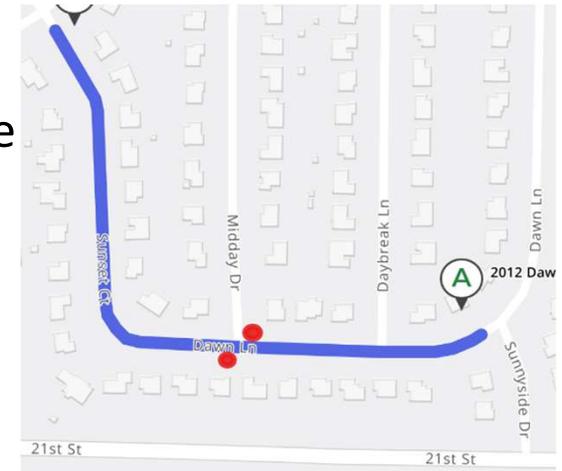
- Comparable fees for HOA in our area are \$300-\$400 per year.
- Recommend Annual Fee for 2026 is \$75 per home (same as 2023-2025).

New Business

2025a - Tree fallen over sidewalk at Caleb Park, near wetland across from 1710 Sunshine Ln. HOA worked with Zion Park District on removal. Completed!

2025b - Streetlight at 1709 Daybreak is missing, 1715 Daybreak is not working, 1919 Sunshine Court is not working. HOA has informed City of Zion.

2026a – Several incidents of speeding on Dawn Lane moving in the East/West direction. Recommend a three way stop be to added to the intersection of Dawn and Middyay. SRHA to approach the City of Zion for a study and decision on this needed stop sign.



2026 Board of Directors Election

Officers:

President – Lexi Surina

Vice Pres. – Alex Cazarez

Treasurer – Vincent Davis

Secretary – Saronita Wint

Members:

Al Grimon

Linda Peet

Mark Sekulich

2026 Board of Directors nominations were received from the floor.

The above nominations were moved to approve and was seconded.

The 2026 Board of Directors were unanimously approved by the membership.

2026 Budget Approval

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	2025 Budget	2026 Budget Proposal
Ordinary Income/Expense		
Income	\$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
Total Income	18,025.00	18,025.00
Gross Profit	18,025.00	18,025.00
Expense		
Administrative	1,000.00	1,500.00
Bank Fees	200.00	100.00
Insurance	2,400.00	2,400.00
Landscaping	8,114.24	8,114.24
Legal Fees	500.00	500.00
Office Supplies	150.00	150.00
Postage	150.00	150.00
Professional Services fees	7,200.00	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
Total Expense	21,448.56	21,648.56
Net Ordinary Income	-3,423.56	-3,623.56

2026 Budget presented by the board and reviewed by the membership.

Nomination from the floor to approve the 2026 budget was seconded.

The 2026 Budget was unanimously approved by the membership.

Other Income/Expense

Other Income		
Passed Due Assessments	3,073.00	3,000.00
Interest Income	0.00	0.00
Total Other Income	3,073.00	3,000.00
Other Expense	0.00	0.00
Net Other Income	3,073.00	3,000.00
Net Income	-350.56	-623.56

Question & Answers

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

sunsetridgehomes@gmail.com

www.sunsetridgehomes.org

or

Property Manager

Elizabeth Scheffler

847-336-7333 (Office)

lizscheffler22@gmail.com



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