Sterling Heights Homeowners Association

Minutes from Annual Homeowners Meeting

December 6, 2020, 7:00 PM

By Zoom Link

In attendance:

9523 Frank and Jane Kirby, Secretary

9529 Rhonda Naylor

9554 Bunny Cole, Treasurer

9556 Terry Howard

9581 Wenlei Gao

9587 Sarath Chandra

9604 Bin Zhang

9665 Shari Canon

9693 Andrew and Natalie Mehrmann

9694 Kirk Basefsky

9695 Jay and Catherine Bazile, President

Proxies:

9527 Sadeghi, Bazile

9551 Woodman, Bazile

9553 Singh, Bazile

9555 Jung, Bazile

9603 Diamant/Yefet, Bazile

9605 Eghtedar, Bazile

9631 Fridman/Linshaw, Bazile

9633 Latremoliere, Bazile

9635 Kapoor, Bazile

9661 Hashimoto, Bazile

9662 Lewis, Bazile

9691 Simsek, Bazile

A quorum was constituted.

Catherine Bazile, president, called the meeting to order at 7:02 pm.

1. Discussion of Budget and Expenses to Date

The Board presented homeowners with the 2020 budget and expenses incurred to date this year. Expenses are generally the same as last year. This year, sprinkler and electrical repairs took place, as well as a ditch clean out.

Upon open questions, a question was posed as to why the annual meeting was being held in December instead of earlier in the year. The Board responded that first, the bylaws provide no set meeting date; second, the month of the annual meeting has varied regularly over the years; and third, it seemed prudent to delay a meeting during the global pandemic, as well as to give homeowners additional time to save up for dues. Homeowners may always prepay their dues during the year, and may request a payment plan in accordance with the governing documents if the due date creates a personal problem.

A question was posed regarding the rules for trash cans, basketball hoops, and snow on sidewalks. The Board responded that although Arapahoe County does not require sidewalks to be plowed, the HOA suggests that neighbors clear their sidewalks as a courtesy to neighbors. Also as a courtesy, trash cans should be placed on the road rather than on the sidewalk for pick-up, and basketball hoops should not block the path of pedestrians.

Another question was posed regarding the possibility of adding street lights. The Board responded that they believed the county owns and controls streetlights and would reach out about having more installed.

Another question was posed regarding record requests and access to HOA contracts. The Board responded that pursuant to the SB 100 policy, all records requests must be made in writing to the Board. Those can be submitted to the HOA email address at sterlingheightshoa@gmail.com. Additionally, all records are posted to the association website at http://www.sterlingheightshoa.com.

The President called for a vote on the budget, in the form mailed to each homeowner, including $800 dues. All members present voted in favor of the budget; none was opposed. Dues for the calendar year of 2020 will be $800 and are due December 15, 2020, with invoices already having been mailed as part of the meeting notice letters.

2. Election of officers

The motion was made that the current board should continue in their positions. All members present voted in favor of the motion.

The Board members are as follows:

Catherine Bazile, President/Director

Marina Lewis, Vice President

Jane Kirby, Secretary/Director

Bunny Cole, Treasurer/Director

Meeting adjourned at 7:25 pm.