

Lenox Place at Sunnyside Homeowners Association, Inc.

Board of Directors – Special Monthly Meeting

October 22, 2025; 2:00pm

Virtual Meeting via Zoom

Attendance

Directors

Jim Rorke, President

Kelly Chambers, Vice President

Curt Robinson, Treasurer

Sherwin Lee, Secretary

Marie Di Rocco, Member at-Large

Residents

None in Attendance

Management

Brittanie Davis Morge, CPM

I. Call to Order

Jim Rorke called the meeting to order at 2:00pm. Jim emphasized the need for efficiency and proper hand-raising protocol for Board members who wish to speak for the sake of conducting the meeting in a timely manner.

II. Resident Forum

No residents were in attendance and therefore no open forum.

III. Approval of Meeting Minutes

The meeting minutes for the months of August and September were unanimously approved (5-0) by the Board. Corrections were made in the September minutes regarding motions made in the termination of the Yellowstone Landscape contract at the end of this calendar year.

IV. Committee Reports

- **Financial:** Curt Robinson brought up the subject of reinvesting two Morgan Stanley CD's that have matured. Jim made the motion, seconded by Kelly to reinvest these funds in an investment vehicle with the greatest return/interest rate. Curt will get back to the Board with this info. Vote was unanimous (5-0). **Note: The value of the CD's is not mentioned in the meeting notes provided by Brittanie?** The Board discussed the status of the audit for

the calendar year 2024. The audit is currently ongoing, pending final records. **Note: It is mentioned in the notes provided by Brittanie that the Board had approved a \$2,500.00 payment for the 2024 tax returns. There was no mention of a motion being made to approve this action?**

- **Landscaping:** To be discussed under Old Business.

- **ARC:** No report.

V. Management Report

None

VI. Old Business

Landscaping: The Board discussed landscape contract proposals, primarily from D&G and CLS. This discussion consumed the remainder of the meeting. The pros and cons of each contractor were weighed by all five Board members. Each member individually gave their opinion of each contractor. Sherwin and Jim expressed their preference for D&G based on the contractor's past performance over several years. Curt and Kelly expressed their preference for CLS due to the comprehensive services that are offered which include irrigation, soil testing and an on-staff arborist for tree health assessment. After the in depth discussion Kelly made the motion, seconded by Curt to hire CLS to become the new landscaping contractor for an annual cost of \$32,116.00. Vote (3-0-2) Kelly, Kurt & Marie voting in favor and Jim & Sherwin abstaining, motion carried. Note: Snow removal is covered in this contract for additional cost to be determined by need.

In addition, the Board approved CLS's bid for landscaping enhancements and tree work at a total cost of \$12,125.00. There was some discussion of 'side-yard' HOA planting as it relates to Landscape Policy. Further discussion by the Board will occur.

VII. New Business

2025 Association Budget: The Board approved a budget of \$202,039.00 for the calendar year 2025 which continues the monthly assessment for each property at \$138.00, no increase for HOA members. This motion was forwarded by Curt, seconded by Sherwin. Vote unanimous (5-0), motion carried.

VIII. Executive Session

None

IX. Adjournment

Jim made the motion to adjourn, seconded by Sherwin. Vote unanimous (5-0), motion carried **(4:00 pm)**.