

Sungate Informational Meeting Notes 9/26/2023. 1800-1920

1. Started late due to weather.
2. Introduced new members Dan Tratensek and Louis Burgess by President Tom Johnson.
3. Also present was property manager Valerie Atwell from Kirkpatrick Management Company, (KMC).

Tom Johnson went over P&L's vs. budget as well as extra expenses incurred this year.

1. \$6100 for fixing of the sign on Sun Dr.
2. \$3100 for goose repellent.
3. Reserves went from 15K to 9K.
4. \$1600 written of for bad debt.
5. Lawncare is \$8600 and budgeted for 13K for year.
6. Pond costs are double at \$1585.
7. Legal fees for non-payment of dues is already \$3825.
8. Patrol for road violations is \$2070.
9. Administration is double due to number of newsletters, \$1550.

Projected Road projects for 2024 per City Councilman Jared Evans.

1. Girls School repaved and closed from Rockville Rd to Washington Street. Will include curbs and sidewalks.
2. Repair RR tracks on Girls School as well.
3. Main route from Girls School to High School through Sungate and Glennwoods.

Solar Panels

1. Covenant violation to install.
2. New Indiana law doesn't change this but requires each individual homeowner to get 65% of all Sungate homeowners to sign off and approve said installation.

Pluto Drive Shootings

1. 3 shootings at same house.

2. Asked KMC to contact landlord to make sure new residents are aware of situation.

Website.

1. Need more people to join the site in order to save on Admin costs.
2. Newsletters, Financials, Board Members and Dues Payment links are on the site.

Rentals.

1. Asking KMC for percentages of rentals in subdivision.
2. Approximately 30% of the overdue yearly dues are rentals.

Update Covenant Languages.

1. Change to Solar Panels.
2. Change to Satellite Dishes.
3. Will require about 3 K in attorney fees and 67% of all homeowners to change.

Mars Drive empty lot needs cut down.

Pond Repairs

1. Need to get estimates for Rip Rap for North and middle ponds on East side.
2. Damage to these ponds caused by muskrats in the past.
3. HOA is responsible for these repairs.