

**BOARD OF DIRECTORS MEETING  
SUTTON LAKES OWNERS ASSOCIATION**

**June 21st, 2021, 6:30pm  
1813 Willesdon Dr E**

**1. Roll Call:** *Quorum established. Meeting called to order at 6:31pm.* Ian MacKenzie, Roman Jones, Lou Haskins, Brandy Williams, Linda Bocker, Misty Torres- Property Manager  
**Not Present:** Bill Franco and David La Cognata

**2. Vice President's Comments:** Ian MacKenzie

- Thank you to Management for getting some of our repeat offender's lawns taken care of

**3. Approval of May Financials:** Roman Jones

- Financials Reviewed
- Lou: Send demand letters to rentals that are passed due
- Roman: current attorney is the best we have had when it comes to collections
- All accounts over \$500 have been sent to the attorney for collections, rather than waiting for them to get to \$1000 in arrears
- Roman: Why is there a negative in interest? Misty: it will show a negative if there was a settlement on an account
  - Motion: Roman
  - Seconded: Lou
  - All in Favor

**4. Management Report:**

- Pools:
  - Furniture ordered (10 chairs/2 tables): Taking longer than expected due to manufacturing issues (Covid). We will get sometime in July or August
  - Pool fence repairs have been approved. Contractor is waiting on materials
- Bench area at Willesdon and Alfa Romeo:
  - Replace the benches at \$800-\$1200 per bench (3)
  - Have them sanded and resurfaced: \$1125 total
    - Motion to sand/Resurface: Linda
    - Second: Lou
    - All in Favor
- Ponds:
  - We will be reviewing other bids at July meeting due to recent matters with Charles Aquatics
  - Discussion of ongoing issues and lack of service
  - 2021 has had the highest level of calls/complaints on the ponds

- We have had the same company for 8+ years
- ARC Requests:
  - 11066 Pierce Arrow- Paint
  - 11205 Huddersfield- Driveway replacement
  - 2185 Alfa Romeo- Driveway extension (with stipulations)
  - 11055 Dusenburg- Patio cover
  - 11356 Sutton Lakes Ct- Patio roof
  - 2217 Pierce Arrow Ct- Pavers and driveway extension (with stipulations)
  - 2162 Nottingham Trace Ln- Solar panels
  - 2089 Ardencroft Dr- Patio cover
- Financials: As of May 30th, 2021
  - Operating: \$397,866.93
  - Union Money Market: \$57,828.27
  - TIAA Money Market: \$247,915.06

Actual/Budget

- Utilities: \$4,670 (A)/ \$4,750(B)
- General/Administrative: \$11,223.84 (A)/ \$12,003.66 (B)
- Pools: \$6,380.10 (A)/ \$7,179.16 (B)
- Security: \$5,584.69 (A)/ \$6,108.33 (B)
- Landscaping: \$3,746.64 (A)/ \$4,500 (B)
- Lakes: \$1,000 (A)/ \$1,020 (B)
- Repairs/Maintenance: \$1,217.98(A)/ \$958.34 (B) (Paid for pressure washing)
- Capital: \$0 (A)/ \$0 (B)
- Total Expenses: \$33,823.80 (A)/ \$36,519.49 Under budget \$2,695.69 month to date; under budget \$26,376.53 year to date.

**5. Old Business:** None

**6. New Business:**

A. Pool monitor payrate increase:

- From \$10 to \$12.50 starting July 1st.
  - Motion: Lou
  - Second: Linda
  - All in Favor
- Lost 3 monitors right when we opened both pools

**7. Open Forum:**

- Discussion of property violations

**8. Adjournment:** 7:22pm