



Sun Air Estates HOA 3-6 Board of Directors Meeting September 17, 2026 at 6pm ZOOM
Roll Call at 6pm Pamela Warren, Jeffrey Hill and Sandra Wygal called in for the vote.

Key Outcomes

The Board unanimously approved the installation of rubber decking for the pool area and adopted a new formal enforcement and fine policy. The meeting also served to review July's minutes, current financial standings, and address community security and maintenance concerns.

Decisions Made

Pool Area Upgrade: Approved the installation of rubber decking by "the stressless" for \$37,104, as the city grant was denied.

Enforcement Policy: Adopted a new fine and suspension policy for governing document violations, including the suspension of amenity access for delinquent accounts.

July Minutes: Unanimously accepted the minutes from the July 16th meeting.

Financials: Approved the financial report ending July 31, 2026, with a total ending balance of \$149,455.95.

Community Alerts & Maintenance

Security Incident: Reported attempted break-ins on Purdue and Mountain View; residents are urged to keep garage doors closed to avoid enticing intruders.

Property Standards: Reminded homeowners to weed yards and trim trees, particularly during monsoon season to prevent breakage.

Traffic Safety: Residents are encouraged to report speeding homeowners by providing license plate and vehicle details via forms in the rec center.

Amenities: A new dartboard has been installed in the rec center pool table room for resident use.

Financial Status

Operating Account: Beginning balance of \$2,031 with an ending balance of \$2,831.04 for the period ending July 31, 2026.

Reserve Balance: Ending reserve balance is \$146,624.91.

Notable Expenses: Included landscaping (\$5,310), janitorial services (\$900), and various utility and administrative fees.

Action Items

HOA Board: Contact the rubber decking contractor to schedule installation, targeted for late October. 14

HOA Board: Upload the new enforcement policy and fine schedule to the website and provide printed copies in the rec center. 15

Homeowners: Address any delinquent assessments or fines to avoid suspension of amenity rights. 715

Homeowners: Provide volunteers with technical/computer skills to assist with HOA projects. 101

The meeting was adjourned at 6:37 pm

Pamela Warren, President