# Sterling Estates Homeowners Association

## 10/27/2026

Present: John Rogers, Gerald Knight, Ryan Johnson, Janette Anderson, Rob Rygiel

Location: Clubhouse

Called to order: John Rogers, 7:00pm

**Delinquent accounts and finances** were reviewed.
- Trust account balance: **$76,628**.
- Reserve account: **$100,000**.
- Total cash position: about **$176,628**.
- Delinquent accounts: **61 past due**.
- Outstanding delinquent balance: about **$31,097**.
- Collections were described as improving, and overall finances were trending favorably.

- The board discussed a major **pool repair project**.
- The pool surface has extensive hollow spots and needs significant repair.
- One bidder, Marvin/Fresh Splash, was around **$64,000**.
- Another bid, Trident, was around **$93,250**.
- A third quote was still outstanding.
- The board agreed the work is necessary and likely needs to come from reserves.
- There was concern about timing, warranty, and whether a homeowner vote was needed; the consensus was that the board can proceed, but it should communicate clearly.

- The board also reviewed **landscape contract options**.
- Sterling's current pricing was discussed as being around **$28,500.00/year**.+ $900.00 per occurrence for retention pond.
- Other Landscape's quote received are higher.

- Members felt the neighborhood appearance, especially the entrance and center island, needed improvement.
- The board wanted to confirm whether Sterling's owner may be selling the business before deciding.

- **Landscape lighting** repair was discussed.
- A quote from Sherbet Group was around **$1,700**.
- The quote appears to cover more than one fixture and possibly a broader repair/replacement.
- The board wanted a breakdown of labor and materials before deciding.

- The board discussed replacing **old thermostats** with smart thermostats.
- The work had already been done after a misunderstanding.
- The cost was believed to be around **$500**.
- The board wanted the invoice and labor details.

- The **office computer** used for the Paxton/camera system is very old.
- It was estimated at about **15 years old**.
- A replacement desktop and monitor were estimated at around **$1,200**.
- The board generally agreed it should be replaced.
- Rob will assist with quotes

- The board considered sending a **newsletter/mailer** to homeowners.
- Estimated cost: roughly **$2 to $3 per home**.
- The purpose would be to ensure all residents receive important updates, since not everyone checks the website or Facebook.
- The board asked for exact pricing and bulk-mail options.
- Follow up after meeting. Newsletters will be mailed out with invoices to save on cost. No bulk rate for mailing.

- There was a long discussion about **community enforcement issues**:
- street parking
- golf carts and motorized vehicles
- overgrown trees and yard maintenance
- fences and other property issues

- repeat violations and lack of consequences

- The board talked about **using complaint forms and letters** through management.
- Homeowners can submit complaints anonymously through the management website.
- Management can send violation letters.
- Some members wanted stronger enforcement and possible legal guidance on fines or administrative fees.

- **QuickBooks access** was another unresolved issue.
- The association appears to own the QuickBooks account, but access is still being worked out through Intuit.
- Former access appears to have been removed.
- The board wants admin access restored.

- The board discussed whether to keep the board at **five members or expand to seven**.
- The current view leaned toward staying at five for now.
- The group felt a smaller, stable board was working better.
- Future expansion could be revisited later if needed.

- Board reviewed Architectural request
- All were approved

- There were also a few smaller follow-ups:
- Send maintenance issues to management.
- Get the county form for reporting road or property issues.
- Follow up on the pool quote deadline

Next Meeting: November, 2026 7:00pm - Sterling Estates Clubhouse

Adjournment: 9:40pm