

**Sunridge Board of Directors - Monthly HOA Meeting
May 29, 2014 6:00pm**

Members Present: Joan Robinson, Erich Cameron, Sean Roe, Mike Varns, Brooke Foust

Management Present: Kaile Broderson/Metro Property Services

Attending Guests: Clarine Norvell, Lorrin & Alta Tracy, Martin Antonelli, Karen Nelson, Linda Kozelka, John Leja, Barbara Devall - Lija, Laura Bush, Martin Umberger

Open Session Homeowner's Forum:

- #11, 1930 needs replacements for broken drip lines in front yard, interior walls of backyard need painting touch ups. She requests a note to homeowners to provide a plastic barrier between soil and stucco on raised garden beds.
- Unit 6, 1930 requests grass or alternate cover on her side yard.
- Unit 37, 1930 needs touch up painting on her back yard walls

Landscape Architect Presentation of Phase 1, sub-phase A

Martin Umberger presented his \$25,000 plan (per board request) to install ornamental landscape and a few hard-scape items south and east of the pool. This includes shade trees, shrubs, and 1/3 grass surrounded by 6" concrete curbing as well as all irrigation required to water the drought tolerant plants. Decomposed granite is the selected ground cover. The hard-scape items included are a short retaining wall of stacked brick south of the pool with a shrub bed (matching the existing wall west of the pool) and the destruction and rebuilding of the bridge walls to bring it up to code. Some of the attending guests requested the sidewalk that connects 1930 to 1850 be included in phase A rather than phase B.

Minutes

Unanimous motion to approve March 2014 minutes

Financials

Unanimous motion to approve the financials.

Old Business

Kaile will bid out Martin's phase one sub-phase A plan including the installation of the sidewalk.

The projected start date will be late September/early October.

Unanimous motion to set aside \$25,000 as a line item reserve on the balance sheet.

Kaile will ask Martin for an AIA construction contract to protect the architect and owner.

New Business

Unanimous motion to increase Mohave's summer monthly landscape payment from \$2,900 to \$3,100 per Mohave's request due to increased mowing from summer monsoon rains.

South pole light at the pool should be moved to shine on tables rather than the water.

Kaile will look in to bird spikes to install on top of shade sail poles to decrease bird droppings.

Kaile will ask the Pool Company what the cost is to spray the deck weekly if it isn't already in his contract.

Fundraising survey tabled until June meeting.

The board unanimously agreed upon the following positions:

Mike Varns: President

Sean Roe: Vice President

Joan Robinson: Treasurer

Brooke Foust: Secretary

Erich Cameron: Member at Large

Pool ID Codes

Gate codes will be distributed at the pool on Saturday, June 28th from 9am - 12pm.

The key pad will be installed on Friday, June 27th limiting pool access until Saturday am.

ALL residents will need to show a photo ID with their address printed on it OR a photo ID and a copy of a utility bill to obtain their access code. In addition, renters will need a copy of their lease agreement as well as written homeowner approval stating that the tenant may receive the code.

Next meeting Thursday, June 26th 2014 at 6:00pm.

Meeting Closed 7:02pm

Respectfully Submitted,
Brooke Foust
Recording Secretary