

**Sunridge Board of Directors - Monthly HOA Meeting  
July 31, 2014 6:00pm at Metro**

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

Members Absent: Erich Cameron

Management Present: Kaile Broderson/Metro Property Services

Attending Guests: Susan Lynch, Robert Breibart, Sam Sherrard, Helen Wilson

**Open Session Homeowner's Forum:**

Susan Lynch requested an architectural modification to add a front entry gate. Board advised her to speak to the City of Mesa Building Dept. for a written approval. The request is tabled.

Helen Wilson requested an architectural modification to add a section of wrought iron fence along the edge of her front yard. The fence will not be attached to the unit. Board approved.

Unit 21 amended

Unit 23, 1930 is concerned about the safety of the olive tree in her front yard. The board will ask Mohave to take a look at it.

**Minutes**

Unanimous motion to approve June 2014 minutes.

**Financials**

Treasurer predicts a \$46,478 surplus at year end. We are running slightly behind on monthly assessments.

Unanimous motion to approve the June financials.

**Old Business**

Attorney quoted \$2,500 to re-write the CC and Rs. Board formed a committee to draft the priority changes. New committee consists of Joan Robinson, Sean Roe, Susan Lynch, Helen Wilson, and Joan will ask Laura Bush to assist as well.

Unanimous motion to approve the architectural request form with the following amendment: change additional information to be included in #6 second page.

Board does not approve Empire's bid for stucco repair. Kaile will bid out the work that is the HOA's responsibility.

Unit #39, 1850 has been witnessed jumping their backyard wall to access the pool. Kaile will photograph the damage to the wall and the owner will be charged.

**New Business**

Cool deck is hot. Board specifically chose a color/coating guaranteed to keep the Cool deck cool to the touch.

Pest Control is tabled. Kaile will get a bid from Green Ninja.

**Sunridgepatiohomes.com** has been updated. Homeowners are encouraged to visit the website for forms and current information.

**Next meeting: Thursday, August 28, 2014 at 6:00pm  
at Metro Property Services**

Meeting Closed 7:02pm

Respectfully Submitted,  
Brooke Foust  
Recording Secretary