

**Sunridge Board of Directors - Monthly HOA Meeting
January 29th, 2015 6:00pm at Metro**

Members Present: Joan Robinson, Sean Roe, Brooke Foust, Adam Jones, Erich Cameron
Management Present: Kaile Kellog - Metro Property Services
Attending Guests: Sam Sherrard, Frank Geluso, Becky Anweiler

Homeowners Forum:

Frank expressed his opposition to the additional parking spaces that will be located in the end cap in front of his unit.

Frank also expressed his willingness to repair our cosmetic stucco.

Frank mentioned Clark or Cook to get- matching roof tiles.

Sam repaired the tiles on his unit that were broken by Mohave. He should be reimbursed by Mohave for \$75. He ordered the case from ABC on Beverly St.

Sam suspects that units will have structural problems due to the original framing of the units.

Minutes

Unanimous motion to approve minutes.

Treasurers Report

Year-end surplus of almost \$13,000. This will be rolled in to our reserves.

Unanimous motion to approve the December financials

Old Business

Parking: The board was able to find space for 6 additional parking spots on the 1930 side and 2 additional spots on the 1850 side. Standard parking spots are 18' and compact spots are 14' and will be labeled as such. The curbing required will be less than \$350.

Sean Roe suggested that we table the parking discussion until we get more feedback from the community.

New Business

Olive Trees: Clean Cut bid \$1,302.00 to treat all 30 trees with bi-annual injections rather than a spray. The board would like a guarantee for fruit reduction.

Unanimous motion to approve Clean Cut's bid to treat the olive trees at a cost of \$1,302.00 if Kaile can get a guarantee.

Unanimous motion to approve Clean Cut's bid of \$2,879.58 to complete our annual trimming. 44 trees are included.

Lollipop lights: Discussion ensued regarding the reimbursements for the electricity used by the lollipop lights. Erich and Adam will test all the lollipop lights to verify which units they are tied to. We know the following:

- 1850 unit 1 light is wired to their electrical box.
- 1930 unit 36's light is wired to the electrical box.
- 1930 unit 25's light is wired to the electrical box.

New Signs: Service Link placed a bid for \$2,750.00 for new signs (fire lanes, private property, etc.) Board discussed purchasing new signs but doing the labor ourselves to remove and install signs ourselves to save money.

Entrance Planter Boxes Repair: Kaile got bids to trench the entrance planter boxes, drill drainage holes, remove and replace stucco, paint, and replace soil.

Board will table the decision to repair the 1930 planter box this year and budget for the 1850 planter box in 2016. Sam recommends the contractor put 6" of gravel at the bottom with landscape cloth on top. Kaile will inquire about the type of drainage that will be installed. The job will cost roughly \$5,700.00 for the 1930 side.

Tree Roots are causing damage between units 34 and 35 on 1850 side. Board approves having the tree removed.

Mohave recommended the following: \$1,200 to post emerge all live weeds in park and greenbelt east of pool. Board chose not to spend \$1,200 and continue to mow.

Next meeting will be held on 2/26/15

Meeting Closed at 7:15

Respectfully Submitted,

Brooke Foust