

Sunridge Homeowners Association

Board Meeting Minutes – Open Session

Thursday, July 23, 2015 - 5:30pm

Location: Trestle Management Group

4025 S. McClintock Dr., Suite #208, Tempe, AZ 85282

Board Members Present: Sean Roe, Brooke Foust, Adam Jones (via voice conference), Mike Varns

Board Members Not Present: Joan Robinson

Also Present: Jim Baska (Trestle Mgmt. Group)

Homeowners Present: Don & Mildred Thorpe, Clarine Norvell, Helen Wilson, Karen Nelson, Kathleen Driessen, Beverly Byington, Nicki Sherrard, Christy James, Moira Murphy, BJ Anweiler, Alta & Lorrin Tracy, Frank Dawson, Carl Martineau, Jeannie Dawson, Cheryl Parker

Meeting Called to Order

By Sean Roe at 5:34pm

Quorum Established with Adam on conference call. Mike Varns joined at 5:45pm

Approval of Prior Meeting Minutes:

Brooke Foust motioned to approve the 6/22/15 open meeting minutes. Sean Roe seconded the motion and a vote was taken which passed unanimously.

Treasurer's Report

Jim Baska gave a summary of the association's financial position for the month of June 2015 and reviewed financial statements.

Brooke Foust motioned to approve the June 2015 financials, Sean Roe seconded the motion and a vote was taken which passed unanimously.

Manager's Report

Jim Baska reviewed the community activity report for the previous month including friendly reminder of transition of monthly dues, confirmation request from SRP to determine who services light poles, community lighting audit, clarification of pest control contract, clarification of pool gate programming.

Unfinished Business

Insurance Review: Trestle provided 3 new master policy insurance proposals. Motion by Sean Roe to use Hiscox for the Master Policy Insurance Proposal and Liberty Mutual for the Director's & Officer's

Liability (a total savings of approximately \$9,000 from the previous plan with better coverage). Brooke Foust seconded the motion, a vote was taken and the motion passed unanimously.

Dog Run: Kathy Driessen reported that the committee raised \$1,900. The project is put on hold until the committee is able to raise more funds.

Planter Refurbishment: The job was completed. Jim will check to be sure that Service Link installed drain holes around the perimeter of the planter.

Sign Refurbishment: Adam gave the update that stencils are being ordered. He projects that the project will be completed in the fall. Board members present supported the completion of the project this Fall.

Storage Shed Bids – on hold

New Business

Lighting Inventory: Map has been inventoried. Trestle will be hiring an electrician to verify which lollipop lights are tied to which units. Once completed, Board will be able to issue reimbursement checks.

Mike Reported 2 SRP lights out on the 1850 side.

Scorpion Treatment: Board reviewed Pest & Termite Control's estimate regarding night time scorpion treatment at a cost of \$300 per treatment recommended twice a month. Board agreed the cost is too high. Brooke Foust recommended for a second time removing the scorpions' primary habitat (in the pool area) located in the railroad ties south of the pool.

Termite Warranty: Board reviewed Pest & Termite Control's Termite Warranty estimate at a cost of \$1,675.00 per year. Board is requesting more information. If found to be needed we will discuss and include in next year's budget.

Unit 31, 1930 Roof Repair due to falling tree limb: Brooke motions to use New Look Restorations at a cost of \$2,850.00 to repair the hole in #31's roof. Mike seconded the motion, a vote was taken and the motion passed unanimously. Board does request 3 bids for all future projects.

Tree removal #31 1930: Mohave stated that the tree was imbalanced and needed to be removed. Board is requesting more bids before making a decision.

Next board meeting is scheduled for August 27th at 6:00pm at Trestle Management Group.

Meeting Closed at 6:04 -Town Hall Meeting held afterward.

Respectfully Submitted,

Brooke Foust

Recording Secretary