

Sunridge Homeowners Association
Board of Directors Open Session Meeting

Thursday, August 27, 2015

6:00 pm

Location: Trestle Management Group 4025 S McClintock Drive, Suite #208, Tempe, AZ 85252

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

Members Absent: Adam Jones

Management Present: Sarah Kielblock, Jim Baska

Attending Guests: Don and Mildred Thorpe, Jim and Kay Frye, Carl Martineau, Helen Wilson, Annette McPeck, Matthew Upham, Alta and Lorrin Tracy, Juan Carlos Montecillo, Elizabeth Dunlop, Kimberly Strandelius, Ken Queen, Karen Nelson, Sam and Nikki Sherrard, Beverly Byington, Ted Peplo & Patty Wilson, Clint Martineau, Eddie Rosales, Moira Murphy, Rebecca Anweiler, Belike, Christy James

Meeting called to order at 6:03 pm.

Review/Approval of Prior Meeting Minutes

Mike Varns motioned to approve the July 2015 minutes. Joan Robinson seconded. A vote was taken which passed unanimously.

Treasurer's Report

Mutual of Omaha Operating Account =\$80,196.53

Mutual of Omaha Reserve Account =\$86,831.61

Metro Phoenix Bank Reserve Account =\$50,196.11

Joan Robinson is compiling a pie chart to show homeowners exactly how their monthly dues are spent.

Mike motioned to approve the July 2015 financials. Brooke seconded. A vote was taken which passed unanimously.

Manager's Report

Completed items: Finalized ACC Annual Report and Stat Agent Change, Island Planter Repairs, 1850 #33 Roof leak, Insurance Policies renewed, Drafted & distributed CC&R Amendment process letter, 1930 #31 Storm Damage Repair, Document Retention Resolution, Pool warranty & repairs were investigated.

Unfinished Business

Planter Refurbishment: Service Link will be out to complete the drainage holes.

Sign Refurbishment: Brooke motioned to spend \$23.50 per sign for no more than 7 No Trespassing signs. Joan seconded. A vote was taken which passed unanimously. Trestle will wait to confirm the number of signs needed before placing an order.

Storage shed bids to hold HOA items: Sean motioned to purchase a Home Depot 3x4 storage shed for \$250. Brooke seconded. A vote was taken and the motion passed unanimously. The shed will be installed at the pool.

Lollipop Lights: Two companies have backed out of the job. Trestle has identified one electrician who will take the job.

Termite Warranty: Trestle confirmed that the *Pest & Termite* one year warranty includes a complete inspection. No termite activity has been found at this time. Mike motions to not approve the bid for \$1,675.00. Joan seconded. A vote was taken which passed unanimously.

Tree Removal: 1930 #31 – Trestle collected information from an arborist who stated that the Eucalyptus tree is still in good health. Board recommends keeping the tree.

New Business

Next steps regarding Declaration restatement: Homeowners can provide feedback to the Board and Trestle until August 28th. The Board will review homeowner feedback, including commentary from the Town Hall meeting and letters received prior to the Town Hall meeting. 34 surveys were returned to the committee of homeowners who drafted it. The summary of this survey was given to the Board for review.

Clarification: The Board has not voted to borrow money. This has been a discussion only. The board is not in 100% agreement on this topic.

Pool Deck Warranty: Pool Magician is not on the ROC. Trestle has contacted Pool Magician multiple times to repair the pool cracks. Ken Queen recommended we look in to a performance bond.

Tree Removal 1850 #43: Homeowner has requested removal. Board will table until Sarah can get more feedback.

Unit 34 &35 on the 1930 side are requesting a replacement tree for their front yard.

Brooke motions not to put in a winter lawn in an effort to save money and water. Joan seconded. A vote was taken which passed unanimously.

Homeowner Forum

1850 #12, Edward Rosales advocated, with much support, to look in to ways to save water which would in turn save the community money.

Board is asking homeowners to step forward and volunteer to serve on a water committee. Please contact the Board and/or Trestle if you are interested in volunteering.

Beverly is interested in more lighting at the 1930 entrance.

Ken Queen suggests that any type of vote that changes management, policies, financials, or anything that has to do with the members go through a separate accounting agency to retain anonymity for the homeowners.

Next Board meeting will be scheduled for September 24, 2015 6:00.

Meeting Closed at 7:03 pm.

Respectfully Submitted,

Brooke Foust
Recording Secretary