

Sunridge Homeowners Association

Board Meeting Minutes – Open Session

Thursday, September 24, 2015 – 6:00pm

Location: Trestle Management Group

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

Board Members Present: Sean Roe, Brooke Foust, Adam Jones, Mike Varns

Board Members Not Present: none

Also Present: Sarah Kielblock, Jim Baska (Trestle Mgmt. Group)

Homeowners Present: (Will fill in names for official minutes)

Meeting Called to Order

By Sean Roe at 5:34pm

Quorum Established.

Karen Nelson spoke about the community coming together for the good of the whole. She reported that unit 19, 1850 looks like it has a water leak. She requested a Desert Museum Palo Verde replacement tree for her yard.

Moira and Christie unit 35, 1930 are requesting a tree replacement for their shared front yard. They prefer a tree similar to unit 7, 1930. If this tree is not drought tolerant then she likes the Evergreen Elm listed on page 11 of the *Landscape Plants for the Arizona Desert* publication.

Lorin Tracy brought up separating meters.

BJ asks that the Board run meetings in order.

Approval of Prior Meeting Minutes:

Mike motioned to approve the August 2015 open meeting minutes. Adam seconded the motion and a vote was taken which passed unanimously.

Treasurer's Report

Mutual of Omaha Operating \$80,238.08

Reserve \$86,846.36

Metro Phoenix Reserve Money Market \$50,206.77

Total Assets: \$217,291.21

Brooke motioned to approve the August financials, Adam seconded the motion and a vote was taken which passed unanimously.

Manager's Report

#43, 1850 requested a tree removal at the August meeting. Sarah can't find any contact information to follow up so she will send a letter asking for more information from the owner.

No trespassing signs will be installed on Westwood 9-25-15

Still working on converting all files to electronic copies.

Insurance information was mailed out.

Larger meeting room was difficult to find. Helen Wilson and Christie James have two options available if needed in the future.

Unfinished Business

Planter refurbishment is completed.

Storage shed is installed. Keys will be copied and provided to Board members and management.

Common Area Lighting: To add a new light next to unit 1, 1930 creating more light at the entrance would cost \$4,200. Mike motions to not install a \$4,200 light at the entrance, Brooke seconded, Adam abstained. A vote was taken, motion approved.

\$780 each to install and supply new LED 360 degree pole heads to the lollipop lights to replace the existing incandescent style white. Conversation was tabled.

Karen Nelson will talk to Beverly about reflectors versus small solar lights at the entrance.

Lighting inspection was done to verify the source of electricity to the lollipop lights. 1850: #1 & 10 feed one light each. Unit 11, 1850 feeds two lights. 1930 #25 & 30 feed one light each. Unit 36, 1930 feeds two lights. The pool area has 2 poles paid for by the association. Mike motions to reimburse homeowners \$30 per bulb each per year, Brooke seconds, a vote was taken and the motion carried unanimously.

Pool: Sarah has received no information or follow through from Pool Magician. They were not licensed and bonded. Brooke will take pictures of the crack in the pool deck and will send to Sarah.

Next Steps Regarding Declaration Restatement: Sean Roe would like to form a committee to review the proposed CC&Rs and redline the copy that was drafted by the lawyer. Christie James and Moira Murphy are interested in serving. A note will be posted on the mailbox to recruit owners interested in serving on the committee.

New Business

Community Road Work Projects: Board had a road analysis completed in 2011. Mike motions to table the streets until we get another reserve study done. Brooke seconded, a vote was taken and the motion passed.

New Board Position: Christie James expressed interest in the Board. She shared her experience as a real estate agent, past board experience, sales experience, time available, and that she likes being active in the community.

Adam motioned to appoint Christie, Mike seconded, a vote was taken and passed unanimously. Christie James is currently a Member at Large. Her position is up for re-election at the Annual meeting.

Insurance: Mike presented the Sunridge Homeowners Association Maintenance Chart. Every line regarding residence interiors is listed at the homeowner's responsibility.

Our insurance plan is formulated based on our CC&R specifications. CAU (previous insurer) offers only "all inclusive". Our CC&Rs state a "bare walls" policy. LaBarre/Oksnee Insurance is offering \$2800 to upgrade. Mike motioned to table the discussion until we can verify the coverage offered by LaBarre/Oksnee's price quote of \$2,800. Brooke seconded, a vote was taken which passed unanimously.

Fire Lane Painting: Christie offered to help Adam finish painting the 1850 side.

Driveway Responsibilities: Brooke Foust presented a case to repair the driveways within the community. The Sunridge Homeowners Association Maintenance Chart, past CC&Rs and proposed CC&Rs were addressed. Sarah will ask Melissa her legal opinion about repairing the driveways.

Mike Varns motioned to approve 2 new drought tolerant replacement trees for Moira, Christie, and Karen Nelson. Brooke seconded, a vote was taken and passed unanimously.

Common Area: A map of the Common Area Renovation and ideas were discussed. A Committee was formed to modify Martin Umberger's plan so that work can be bid out. Committee currently includes: Brooke, Moira, Sean, Christie, Adam, and Helen.

Next board meeting is scheduled for October 29th at 6:00pm at Trestle Management Group.

Meeting Closed 7:55pm

Respectfully Submitted,

Brooke Foust

Recording Secretary