

Sunridge Homeowners Association

Board Meeting Minutes – Open Session

Thursday, February 2, 2017 – 6:00pm

Location: Trestle Management Group

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

Board Members Present: Sean Roe, Brooke Foust, Laura Bush, Terry Gething

Board Members Not Present: none

Also Present: Sarah Kielblock (Trestle Mgmt. Group)

Homeowners Present: Joan Robinson

Meeting Called to Order

By Sean Roe at 6:17pm

Quorum Established.

Homeowners Forum

Board is seeking a community volunteer to fix the umbrella in our community table. It needs to be welded. Please contact Sarah at Trestle.

Laura would like the lights in the pool area attached to the poles to be fixed. She also believes only one submerged light in the pool is functioning.

Approval of Prior Meeting Minutes:

Brooke motioned to approve the January 2017 open meeting minutes. Laura seconded the motion and a vote was taken which passed unanimously.

Treasurer's Report: January 2017 financials

Mutual of Omaha Operating \$42,631.63

Reserve Money Market Account \$130,254.15

Brooke motioned to approve the financials, Terry Gething seconded, motion carried unanimously.

Manager's Report

Pool area electrical repair is complete.

Unfinished Business

Front Yard Xeriscape is pending approval of lot owners:

Sarah is waiting on confirmation Lori, Erich, and Adam.

Volunteered yards for the Xeriscape Demonstration: Brooke Foust #13(342sq ft), Joan Robinson#25(753 sq ft), Lori Valiente/Marti Fistenwalder #20,21(953 sq ft), Erich Cameron #36(755 sq ft), Adam Jones #42(725 sq ft), Joanna Dusich #48 (823 sq ft) Will be an estimated \$10,000-\$13,000 based on the square footage of the yards. Caretaker is estimating \$3-\$5 per square foot. \$2 per sq. ft to kill grass and install irrigation. The rest of the cost is based the plant selection.

Brooke will be speaking with Becky Zusy from the City of Mesa on Monday regarding the Grass to Xeriscape grant.

After the discussion with Becky, Sarah will come up with a budget for the Xeriscape project including the grant from City of Mesa.

New Business

Architectural request

Unit 20, 1930 side. Board approves gate with the stipulation that the exterior be painted to match the existing community colors within 30 days.

Baseline Wall

There is a visible difference in the surface of the additional block and the original wall. Sarah will express the Board's concern that the wall may not have been properly sealed and primed. There is a 5 year warranty on the paint job.

Street Repairs

Pot hole needs repair in front of unit 47, 1930. Sarah will survey the property to determine if there are any other holes in need of repair. Proserve did the last patch job. Sarah will look for a different company to do the cold patch.

Resignation

The Board would like to thank Ken Queen for his service to the community.

Gate Audit

Terry Gething suggested auditing gates which are the homeowner's responsibility. Laura volunteered to complete the audit.

Next Meeting March 2nd 2017.

Meeting Closed at 7:05

Respectfully Submitted,

Brooke Foust, Recording Secretary