

Sunridge Homeowners Association

Board Meeting Minutes – Open Session

Thursday, March 2, 2017 – 6:00pm

Location: Trestle Management Group

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

Board Members Present: 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 Laura Bush at 6:17pm

Quorum Established.

Homeowners Forum

Leak on top of slope outside gate of #13, 1930 side.

Concern over landscapers not picking up trash in the common area.

Approval of Prior Meeting Minutes:

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

Treasurer's Report: none at this time since it is too early in the month. Sarah will put them on the website for review.

Manager's Report

CC&R Reinstatement has been on hold. We will address it with the new board in May.

All turf areas have been fertilized with a 15-0-0 nitrogen based fertilizer on 2-14-17 to promote healthy green grass.

Olive trees were sprayed on February 13th.

Caretaker is going to begin renovation pruning in March. Renovation pruning is a practice that promotes healthy, seasonal growth, and enhanced blooming.

Unfinished Business

Front Yard Xeriscape is pending approval of the following lot owners: Joanna, 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.

Caretaker is invited to speak at the annual meeting to answer questions regarding Xeriscape conversion.

Board is seeking answers to the following questions/concerns:

1. We need a list of "approved" plants.
2. We need a specific guideline as to number of plants per square foot.
3. Is Caretaker looking at coverage of plants at maturity? City of Mesa requires 50% coverage to qualify for the "Grass to Xeriscape" grant.
4. How much square footage do we have allocated with the selected "pilot" yards?
5. If we qualify for the "Grass to Xeriscape" grant, how many more square feet do we need?

Pool area electrical is working.

Sun lighting has filed a complaint with the manufacturer of the lightbulbs in our fixtures. We will be getting 3 new replacement bulbs that will last 5 years.

Baseline Wall: Jordan, from Unforgettable Coatings verified that the wall was painted per the scope of work that was approved by the Board. Board is questioning why Jordan did not notify us that the stucco wasn't feathered by the company that raised the wall and let us know that there would be a visible difference. Laura and Sarah will meet with Jordan to press him further.

New Business

Vandalism/Camera Discussion: Homeowner suggested putting up surveillance cameras to deter misbehavior in the greenbelt. Board reviewed a quote for a camera. Board will table the discussion.

Solicitors: Homeowners may ask any solicitors to leave the property. Our signs at the entrance state no soliciting.

ACC Requests: Architectural request was formally submitted for a security door for unit 11, 1930. Board approved the request.

Annual Meeting: April 15th at 9:30am at the pool.

Next Regular Board Meeting: May 18 at 6:15pm. Meetings will be moved to the third Thursday every month starting at 6:15pm.

Meeting Closed at 7:08pm.

Respectfully Submitted,

Brooke Foust