

# Sunridge Homeowners Association

## Board Meeting Minutes – Open Session

Thursday, May 18, 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, Joan Robinson, Lorri Valiente

**Board Members Not Present:** none

**Also Present:** Sarah Kielblock and Coleen West(Trestle Mgmt. Group)

**Homeowners Present:** Ken and Polly Queen, Johanna Dusich, Kirk Dempster

### Meeting Called to Order

By Laura Bush at 6:15pm

Quorum Established.

### Homeowners Forum

Ken Queen still needs painting under his window with the base coat color. **Board will purchase a 5 gallon bucket of paint and get a bid to have his front wall and his backyard painted.** Ken will measure and email the Board pictures.

Ken says his side of the street #9, 1850 side is not watered as frequently as the other side of the street which is more lush.

Kirk D. is concerned about uncontrolled flooding in his backyard on Monday, Wednesday, and Friday mornings. He suspects it occurs during Sunday, Tuesday, and Thursday evenings. Even while the main water was shut off to his unit the backyard flooded. It is suspected that the previous owner tied the backyard irrigation in to the front yard system. **Coleen will speak with the irrigation tech from Caretaker. (1930, # 27)**

### Approval of Prior Meeting Minutes:

*Joan motioned to approve the March 2017 open meeting minutes. Terry seconded the motion. A vote was taken which passed unanimously.*

*Joan motioned to approve the April 24, 2017 minutes. Lorri seconded the motion. A vote was taken which passed unanimously.*

**Treasurer's Report 4/01/17 -4/30/17:**

Mutual of Omaha Operating \$42,871.16

Reserve Money Market Account \$135,953.75

Sunridge Average Monthly Expenses: \$21,000

*Brooke motioned to approve the April 2017 financials. Lorri seconded. A vote was taken which passed unanimously.*

**Old Business**

*Unanimous motion to discuss the project priorities of the Board.*

*Joan Robinson motioned to prioritize our reserve money to replace our roads. Terry seconded. Laura, Joan, and Terry voted in favor of the road replacement as a priority. Brooke and Lorrie voted against the motion. Motion carried with a majority.*

The front yard Xeriscape project is tabled for now. If a homeowner would like to pursue Xeriscaping on their own the Board is willing to review and discuss.

Grass seeding for bare lawns:

Caretaker can reseed now that night time temperatures are high enough. **Coleen will get a recommendation from Caretaker on which yards they recommend for reseeding.**

Pet Waste Discussion

Poop Patrol AZ.com will charge \$80-\$100/month to pick up cat poop in gravel and dog poop in the greenbelt.

Joan is waiting to hear back from two companies regarding feces pick up.

Board will table pet waste pick up until the next meeting.

Vandalism

Thank you Lorri Valiente for painting over vandalism on the pool railing.

**Brooke will look in to wooden picnic tables to replace the graffitied ones at the pool.**

Reserve Transfer Authorization – Baseline Wall

*Terry motions to request a 15% discount for the paint but would be willing to accept a 10% discount. Lorri seconded. A vote was taken which passed unanimously.*

## New Business

*Joan motions to have Brooke give a copy of the storage shed and bulletin board keys to Lorri to make 5 copies. Laura seconded. The motion carried unanimously.*

*Laura motions to have all Board Members get one copy of each key. If a Board member resigns, they are expected to return their keys or pay to get the locks re-keyed. Brooke seconded. The motion carried unanimously.*

*Laura motions to get a price to acquire and install 2 dog poop signs and stations. We do have dog owners who have volunteered to maintain these. Joan seconded. The motion carried unanimously.*

Maintenance:

Light pole repainting. Board agrees on black satin paint for the poles and bases. **Lorri Valiente has volunteered to buy the paint and paint the black light poles.** Board will reimburse for the cost of the paint.

Light pole nearest pool needs to be repaired. **Coleen will contact Service Link.**

**Terry's Roots: Coleen will get bids for the stump and root removal on Terry's and Lorri's unit.**

*Laura motions to have our first monthly newsletter focus on water conservation. Brooke seconded. Motion carried unanimously.* Newsletter will include an invitation to provide their email to Trestle for future communications.

Rules and Regulations Update Proposal

*Joan motioned that the Board revise the Rules and Regulations. Joan is willing to chair a committee to create a draft in accordance with the CC&Rs for the Board's approval. Lorri seconded. Motion carried unanimously.*

**Next Regular Board Meeting: June 16<sup>th</sup> at 6:15pm.**

Meeting Closed at 7:50pm.

Respectfully Submitted,

Brooke Foust

Recording Secretary