

Sunridge Homeowners Association

Board Meeting Minutes – Open Session

Thursday, June 15, 2017 – 6:15pm

Location: Trestle Management Group 4025 S. McClintock Dr., Suite #208, Tempe, AZ 85282

Board Members Present: Brooke Foust, Laura Bush (phone), Terry Gething, Joan Robinson, and Lorri Valiente

Management Present: Coleen West, Trestle Mgmt. Group

Homeowners Present: Beth Blumit-Dieterle

May 31, 2017: Board voted via email to approve the printing of the June newsletter at a cost of 15 cents per copy.

Meeting Called to Order

By Joan Robinson at 6:15pm

Homeowners Forum

Linda Koselka inquired about an adult only swim time. Board thought this would be difficult to enforce.

Approval of Prior Meeting Minutes:

MOTION: Lorrie motioned to approve the amended May 2017 open meeting minutes. Joan seconded the motion. A vote was taken which **passed** unanimously.

Treasurer's Report 5/01/17 -5/31/17:

Mutual of Omaha Operating \$53,065.36

Reserve Money Market Account \$138,043.67

Caretaker has not been paid for May yet due to an overcharge for the mowing of the Commons.

Total Assets \$191,109.03

Sunridge Average Monthly Expenses: \$21,000

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

Manager's Report

Caretaker has not yet resubmitted the discounted May invoice.

Service link has not yet responded to question about invoice 14476 requesting payment for 2hrs of work to remove graffiti.

Coleen is waiting to hear back from Untouchable coatings to get the requested 15% off the painting of the Baseline wall.

Old Business

Caretaker Landscape Walkthrough results from Friday, June 2, 2017:

- Jose recommended laying down sod rather than over seeding the bare patches in front yards. Seed will require extra water to take hold.
- Lots identified as needed sod patches: 1850-29, 37, 38, 46/ 1930 – 9,13,20,21,25,36
- Brooke will verify the listed units and then Board will request a bid from Caretaker.
- Unit 25, 1930 will get a lantana near the gate and wall to fill in a shaded bare area. She is asking for fescue along the sidewalk.
- Jose expressed concern about trees growing very near front of units.

- Concerns about roots, pests, and low visibility were expressed regarding overgrown shrubs and trees near units.
- Shrubs between driveways 23 & 24 1850 are too high and need to be trimmed.

MOTION: Lorri motioned to authorize Trestle to create a courtesy letter addressing the overgrown plants in homeowners' personal pots located in their front yards. Homeowners will have a 30-day timeframe to trim plants back. Letter will include an excerpt of the CC&Rs. Brooke seconded. Motion **carried** unanimously.

Coleen will send 1850, #23 & #24 a letter about overgrowth explaining why the landscapers will be cutting them back.

Unit 38, 1850: After reviewing the bid from Caretaker, to save the HOA money, Terry stated that he does not need delivery or installation of more granite as it is already onsite from the previous demolition and he will install it himself. Pavers and topsoil can also be eliminated from the bid. He asked to delay planting until the weather gets cooler. **Coleen will have Caretaker re-do the bid and the Board will vote via email next week.** Terry stated his concerns that there are roots that have grown under his house that will become problematic in the future as they get water from the new lawn and continue to grow. His concern is that these roots will affect the foundation and his sidewalk. Board is not taking any action until we get a new bid from Caretaker.

#27, 1930: Caretaker discovered a broken 1" main pipe that runs through this backyard. The backyard irrigation is tied in to the front yard landscape. The owner needs to fix the broken line as it is in his backyard.

Multiple homeowners have complained about the sloppy treatment of Caretaker Landscaping.

MOTION: Terry motioned to get three new monthly landscape company bids. Joan seconded. Motion **carried** unanimously.

Pet Waste Pick Up – Laura was impressed with the owner of Poop Patrol. The charge would be \$80/month for pick up twice a month in the common areas. Board will table this discussion until Poop pick up stations are installed to see if the stations help improve the waste situation.

MOTION: Terry Gething motioned to send a letter telling homeowners that the Board will be doing an inspection of garage doors and gates to make sure they are in compliance (in working order and painted to match) during the month of September. Joan seconded. Motion **carried** unanimously.

Property management will be meeting with a contractor onsite to establish a matching paint color and the Board will provide this to the community. Trestle will be able to recommend a painting company for interested homeowners.

Paving Bids: Coleen is collecting 4 bids that will be presented in July meeting. Vendors will be invited to the August meeting.

#9, 1850 – Contractor has been in contact with the homeowner and has set up a time to get the painting work done.

New Business

Pet Waste Disposal

MOTION: Joan motioned to purchase two pet stations, one for the common area and one for the entrance to the retention basin, from Zero Waste USA Dog Waste Station with Zero Waste Bag System for \$251.00. Laura seconds the motion. Motion **carried** unanimously.

MOTION: Brooke motioned to purchase 2 wooden benches from Home Depot for \$99.96. Terry suggested placing plexiglass on the top. Discussion ensued regarding the integrity of the wooden table. Motion **denied**.

MOTION: Terry motioned to price different table styles to replace the graffitied ones we have currently. Lorri seconded. Motion **carried** unanimously.

Revised Rules and Regulations

MOTION: Joan motioned to discuss the revised Rules and Regulations. Brooke seconded. Joan will make the discussed changes and the revised document will be presented at the July meeting. Coleen will ask Jaime about Trestle's Rental Registration Form.

MOTION: Brooke motioned to have a plumber assess each unit for water leaks by scheduling the shutoff of the main water into individual units to determine if there are leaks. Homeowners would be notified by letter to find the leak and remedy it within a specified time period. Terry seconded the motion. Motion will be **tabled** until the July meeting.

MOTION: Terry Gething motioned to purchase a \$50 Home Depot gift card for Lorri to use as needed. Lorri will submit all receipts to the Board at each meeting. Brooke seconds. Motion **carried** unanimously.

Next Regular Board Meeting: July 20th at 6:15pm.

Meeting Closed at 8:08 pm.

Respectfully Submitted,

Brooke Foust

Recording Secretary