

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, Lorri Valiente

Management Present: Jamie Hancock, Trestle Mgmt. Group (Coleen West resigned from Trestle)

Homeowners Present: Gail Gething

Meeting Called to Order by Joan Robinson at 6:15pm

Homeowners Forum – None

Approval of Prior Meeting Minutes

MOTION: Lorrie motioned to approve the June 2017 open meeting minutes. Joan seconded the motion. Motion carried unanimously.

Treasurer's Report as of 6/30/17

Mutual of Omaha Operating: \$59,292.28

Reserve Money Market Account: \$140,133.21

Total Cash Assets: \$199,425.49

Caretaker has not been paid for one month; however, all bills except the May monthly invoice will be paid after this meeting. We are still waiting for Caretaker to reissue the May bill with a credit for the two weeks that Caretaker did not mow the commons.

MOTION: Laura Bush motioned to approve the June 2017 treasurer's report. Brooke seconded. Motion carried unanimously.

Manager's Report

MOTION: Sod Proposal: Joan motions to sod #20/21, 1930 immediately per Caretaker's proposal. Brooke seconded. Motion carried unanimously.

Board agrees to table the rest of the sod proposal until August after we can review the yards. Board requests Caretaker to revise the proposal to include sod on unit 38, 1850 and the leveling of Unit 13 prior to sod placement due to large root deterioration. *Terry will verify the accuracy of the 1850. Brooke and Lorri will verify the accuracy of the 1930 side.*

Caretaker's proposal to remove and stump grind unit #36, 1850 needs to be redone and resubmitted without a stump grind. The current proposal contained inaccurate information.

MOTION: Unforgettable Painting Reserve Transfer Authorization: Terry Gething motions to approve the reserve transfer authorization for \$5,645.00 for the 2016 painting of the Baseline wall, Brooke seconds. Motion carried unanimously.

Dog Waste stations were installed by Chuck at First Rate. Board is in agreement to request this company for future handyman services.

Community Signs: Joan in consensus with the Board asked for management to get a proposal for signs to include:

- "Private Property Members Only, Trespassers will be prosecuted" Six (6) – two (2) for the pool and three (3) for each drive
- "Private Property No Outlet, Trespassers will be prosecuted" One (1) for the greenbelt and three (3) total, one (1) for each driveway entrance
- "15 MPH Speed Limit" Four (4) to placed mid-street on 1930 and 1850 red curb sides

Old Business

Paving Project Information: Dynamite Paving, Cholla Pavement, S & S Paving & Construction provided bids. Board will review the bids and vote in August. Ken Queen has volunteered to review the bids and advise the Board.

Treasurer discussed options to finance the roads. Two options would be to take a loan or do a special assessment. Board agreed to hold a town hall meeting in October after management collects definitive bids, loan options, and special assessment information.

Light Pole Repainting: This volunteer project will be done in the fall once the weather cools down.

MOTION: Rules and Regulations: Lorri motions to approve the Rules and Regulations (July 2017) and an amended informative letter (the first line of the letter omitted.) Brooke seconded. Motion carried unanimously.

Mailing will occur in the next two weeks, which will include the Rental Registration Form and garage door and gate audit letter – see below. * Trestle will verify the new state statute regarding the fine of \$300 per month for failure to comply with the Rental Registration Form prior to mailing. If needed, the Rules and Regulations will be amended accordingly by consensus of the Board. Jamie will also have the Rules & Regulations reviewed by Trestle for compliance.

Garage Door & Gate Audit: By Board consensus, Trestle will have Sherwin Williams complete a color match service to determine official paint colors. Trestle will draft a letter advising owners of the September garage door and gate audit including the specific color. * Letter will be included in the Rules and Regulations mailer.

Landscape Bids: Trestle provided the RFP for the monthly landscape for our community. Board will review the scope of work, provide feedback, and advise Trestle of the next action.

MOTION: 6/21/17 Unanimous motion via email to approve backflow valve repair.

New Business

MOTION: LeBarre/Oksnee Insurance Agency Renewal: Brooke motions to approve the annual renewal for \$17,237.00 (a decrease of \$84 from last year), Lorri seconded. Motion carried unanimously.

Pool lights: Trestle will investigate the city code for lighting a public pool at night. Currently there is no functioning automatic timer to turn on the 3 submerged lights in the pool which would automatically illuminate the pool at night. When the manual switch is turned on for the lights by the shade sail, the submerged deep end light comes on with the above ground lights.

Trash Cans: Board requests for Trestle to contact the City of Mesa to acquire a list of units that have larger cans. These larger sizes cost an extra \$3/mo. Once the list is generated, owners will have a choice to get a smaller can or begin paying a charge of \$3 per month to use the larger can.

MOTION: Railing Covers for Pool: Terry motions to get hand rail covers for the exterior hand rail leading to the pool on the 1850 side as well as a cover for the rail located at the pool steps. Brooke seconded. Motion carried unanimously.

Next Monthly Board Meeting: August 17th @6:15pm @ Trestle

Meeting Adjourned at 7:48 pm.

Respectfully Submitted,

Brooke Foust
Recording Secretary