

Sunridge Homeowners Association

Board Meeting Minutes – Open Session

Thursday, August 22, 2017 – 6:15pm

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

New Location for September meeting will be: 450 N. Dobson Rd. Mesa, 85210

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

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

Homeowners Present: Ken & Polly Queen, Matthew Gibson, Sam Sherrard.

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

Homeowners Forum –

Car parked in backwards near the pool with expired plates. Randy will follow up with a sticker and will contact the police to inquire about the status of the vehicle.

Ken & Polly Queen lost 2 hibiscus due to lack of water from the drip system. They placed an empty water bottle over their drip lines to determine that the irrigation wasn't running. Trestle was contacted.

Matthew Gibson noticed the incorrect website on the newsletter. Correct website is: www.sunridgepatiohomes.com

Sam Sherrard will be submitting an architectural approval on unit 27, 1850.

Ken Queen and Sam Sherrard provided feedback on paving bids. See "Street Paving".

Lorrie Valiente expressed concerns on the following issues: placing liens on properties that are behind on dues, sending notices and fines to non-compliant homeowners, liability of large trees, cutting back shrubs between driveways to maintain a safer community, trash cans and gates non-compliant, and asking homeowners to address Trestle directly.

Approval of Prior Meeting Minutes

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

Treasurer's Report as of 7/31/17

Mutual of Omaha Operating: \$50,482.71

Reserve Money Market Account: \$142,223.77

Total Cash Assets: \$192,706.48

Jamie asked Randy to touch base with Caretaker regarding the multiple broken heads since the HOA pays for every one.

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

Manager's Report

Caretaker reported that the timer is not working properly. Randy will ask them for a price quote for a new one.

Pool Hand Rail Covers: Installed

90-gallon Garbage Cans: Lorrie reports 6 on 1850 and 7 on 1930 that were visible on a weekend drive through.

Sod Replacement: Still in progress.

Signage Update: unfinished

Randy McLeish, our new property manager, described his role and communication preferences: Residents may call Trestle at: 480-422-0888 extension #1018 or email him at rmcleish@trestle.com Trestle's policy is to have managers return calls and emails within 24 hours. Randy asks for one email from Board members at the end of the week with a list of items that need to be addressed.

Joan suggested a letter to homeowners to reach out to our management company. Discussion regarding including this information in the November mailer with coupon books. Re: how to contact management.

Old Business

Street Paving: Ken Queen reviewed the three paving bids from the July Board packet and reported the following:

- Dynamite has the best price but Ken recommends verifying a Bond. Ken says the bid doesn't include labor costs and we need more information on the grade to clarify the drainage. He says the current bid would only be a "band aid".
- Cholla is only taking 1 ½ " and not taking it down to AB. They plan to crack seal then apply a "membrane". \$135,700 They are a maintenance company not a pavement company. Ken does NOT recommend this company.
- S&S bid of \$175,000 includes engineering and regrading to drain properly. Bid also includes striping. They take care of Midwestern University. S&S included a separate bid for \$122,000 to add concrete gutters.
- Ken recommends getting updated bids from Dynamite and S&S because these bids are expired. Ken and Sam advised the Board to require "100% payment and performance bonds". They also recommended once we begin the project to pay in thirds but hold the final 10% for 30 days to develop a punch list. In addition, they advised the Board to consider paying 1.5% of the Bond

RFP Landscape – Board approves the RFP included in the July 2017 packer with maintenance of the wash area emphasized.

Bird of Paradise by the Pool: Board agrees we need the landscape company to trim these regularly to maintain accessible walkways.

Pet Waste Stations: They are being used. Thank you Biz Dunlop and Kathy Driessen for maintaining them.

Next Monthly Board Meeting: Thursday, September 21 at 6:15pm

NEW LOCATION: 450 N. Dobson Mesa, 85210 (just north of the Woodshed) NW corner of Dobson and University

Phone number will remain the same.

Meeting Adjourned at 7:47 pm.

Respectfully Submitted,

Brooke Foust
Recording Secretary