

Sunridge Homeowners Association

Board Meeting Minutes – Open Session

Thursday, September 21, 2017 – 6:15pm

Location: Trestle Management Group

450 N. Dobson Rd. Mesa, 85210

Board Members Present: Brooke Foust, Terry Gething, Joan Robinson, Lorri Valiente

Board Members Absent: Laura Bush

Management Present: Jim Baska, Randy McLeish, Trestle Mgmt. Group

Homeowners Present: Ken Queen via phone, Matthew Gibsen, Sam Sherrard, Rebecca Anweiler, Rosa Pedraza, Linda Kozelka.

Meeting Called to Order by Joan Robinson at 6:16pm

Homeowners Forum

Rebecca from unit 7, 1850 is concerned about the wood splitting along the edge of her patio in the backyard as well as in the front. She also has dead shrubs in her front yard. She requested the removal of the shrubs located between her and her neighbor's driveway. She is not asking for replacements of the driveway shrubs.

Linda Kozelka requested that the tree in her front yard be trimmed and she is requesting sod.

Light near unit 16, 1850 is intermittently lit.

Rosa from unit 15, 1930 reported that the drip system near her front door is not working. She would like a replacement tree for the one that was removed during August 2017 as well as a remedy to the patchy grass in the front yard.

Owner inquired about the use of the dog waste stations. Bags are available to owners and guests as needed; however, the Board appreciates when owners bring their own bags to save on costs. The Board also requests that residents use their own bins to dispose of pet waste.

Approval of Prior Meeting Minutes

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

Treasurer's Report as of 8/31/17

Mutual of Omaha Operating: \$39,820.29

Reserve Money Market Account: \$144,314.66

Total Cash Assets: \$184,134.95

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

Dynamite Paving Presentation– Richard Hunt

Richard Hunt, the owner of Dynamite Paving, presented details about his proposal and answered Board questions.

- Dynamite has been in business for 30 years.
- Currently contracted with Ciento Condominiums HOA.
- Payment Plan: Ken Queen proposed 25% down to start, 32 ½% x 2, hold the final 10% 30 days after finish. He suggested we do 1 side at a time. Mr. Hunt agreed to these terms. (Original contract reads: 50% upon acceptance and balance upon completion).

- Ken Queen and Sam Sherrard suggested that the HOA pay the performance bond rate. Richard Hunt will get back to Randy with the rates from his insurance company. Ken suggests that it should be about 3% on this size of the job. *Follow up email on 9/22/17, Mr. Hunt stated that the bonding company would charge 3% of the contract price.*
- Board is requiring an A rated 100% payment and performance bond
- Paving Plan: Mill the streets and then pave them directly afterward one side at a time.
- Dynamite suspects they will remove 2- 2/ ½ inches and in some areas, it will be removed to the AB. Sam Sherrard suspects we only have 1 ¾" to remove.
- Milling process is commonly used by cities. It is not a full-depth removal.
- It is common to discover damage to the substrate during the milling process. This will lead to unexpected costs. There is no way to plan for this. Our community has "alligatored" asphalt which is a good indication that something is wrong with the substrate (anything below the asphalt, this could be any number of things).
- Streets will be drivable right after asphalt is laid if the process is done Oct-March/April. Mr. Hunt recommends that homeowners should be turning their tires while they are moving to preserve the asphalt. Dynamite will be using an oil based product and it will temporarily mark their driveways.
- Drainage Issues:
 - Concrete gutters are ideal but would probably cost \$100,000.
 - Mr. Hunt can return our streets to their original invert (valley) so that water will run down the center.
 - The ribbon curb is designed to be at the same level.
- Future Maintenance:
 - Mr. Hunt recommends 1 summer of cure before applying an initial seal coat, then seal coat every 3-5 years. The cost will be less than \$10,000 per application.
 - Mr. Hunt says with regular maintenance the new streets will last "100 years".

Manager's Report

Sod Replacement: Randy says it is complete. He has requested an audit report from Caretaker. Unit 27, 1850 (included in the original request) has never been sodded.

Pool lighting: Randy received a verbal quote of \$1,500 to repair "bad fixtures". He is asking for a second bid.

Community Signage: \$38 each for the signs. Randy will get 2 more bids. Signs are tabled until October or via email.

Travis Law Firm Collections Agreement was received by Travis.

Landscape Irrigation Timers: There are as many as 20 timers throughout the community. To replace them would be very expensive.

Bird of Paradise was trimmed back by Caretaker. In the future, these need to be trimmed to create a barrier but maintain adequate walkways.

Old Business

New Landscape Bids: Bigtree Landscape \$3,640.00, Ground Specialties \$3,520.00, Back to Nature \$3,985.00, Somerset \$5,303.00

Board Concerns: Emphasizing the maintenance of the retention basin and trash pick up

Caretaker's average bill including weekly irrigation bill is \$4,600/mo.

Desert Landscaping (former owner of Mohave) will be submitting a bid

Board will table a landscape decision until we get a bid back from Desert Landscaping.

Tree Replacement Unit 14/15 – Lorri recommends waiting to plant to see if the tree comes back after the stump grind.

Board will create a list of plant replacements in the community and email to Joan so we can get one complete order*.

2018 Budget

Jamie Hancock from Trestle prepared an excellent budget. Joan says utilities and other projected costs are on target. However, the proposed budget shows a shortfall of \$35,300. Ideally, a HOA should maintain six months of operating costs, which on average for Sunridge is \$20,300/month. More realistic is three months. Our current reserve is \$144,000.

Given this reality, Joan prepared an adjusted budget that was not included in the packet. To balance the budget, less would be posted to reserves, but an increase in dues will still be required to cover the shortfall. *Joan requested that budget approval be postponed until a cost list for trees and other vegetation is created and then added to 2018 landscape costs.

Architectural Request: Lot 50 (Unit 2, 1850): Roof will not extend over the wall. Brooke motions to tentatively approve the submitted proposal, Lorrie seconded. Board will follow up with an email after Joan discusses the changes with the neighbors to get their approval. **Motion will be carried out via email.**

Architectural Request: Lot 42 (unit 19, 1930): Owner would like to remove rock near front of home and replace with pavers. **MOTION:** Lorrie motions to approve the architectural request for Lot 42 (Unit 19, 1930). Brooke seconds. Motion carried unanimously.

Architectural Compliance: Unit 30, 1930: Owner painted the trim on the front of their unit and intended to paint the unit's wall surfaces without prior authorization from the Board. They ceased after Lorri and Joan advised that it was in violation of the CC&Rs and to contact the owner. Randy will follow up with the owner.

Courtesy Letter: Unit 24, 1930 will receive a letter defining private property in our community. The roofs of each unit are private property and should not be accessed by anyone without permission from the owner.

MOTION: Lorrie motions to adjourn the meeting at 8:10 pm. Brooke seconded. Motion carried unanimously.

Next Monthly Board Meeting: Thursday, October 19 at 6:15pm

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

Meeting Adjourned at 8:10 pm.

Respectfully Submitted,

Brooke Foust
Recording Secretary