

**Minutes of Sunrise Mountain Ridge Homeowners Association
Board of Directors Meeting, February 13, 2018**

Call to Order: President, Larry Glasser, called the meeting of the Board of Directors to order at 6:00 PM, February 13, 2018.

1.1 Directors Present: President –Larry Glasser, Vice President and Landscape Chair – John Flanagan, Treasurer – Carole Malan, Recreation Facilities – Paul Greenberg, Architecture – Ken Smith

1.2 Directors Absent: Roads and Nominating Chair – Tom Triplett, Secretary – Susan Arbuckle

1.3 Committee Chairs Present: Archive – John Mitchell, Hospitality – Marc Adams, Neighborhood Watch – Jim Edward, Publications – Alan Frankle, SAC Representative – Cynthia Clark, Volunteer Liaison – Wendy Reed

1.4 Committee Chairs Absent: Resale – Angie Perryman, Database - Kathleen Flaherty

1.5 Guests: Website – Jim Warner

President Remarks by Larry Glasser

Five Directors are present, which meets the minimum quorum requirement. This allows business to be conducted

I was reminded after our last meeting that all of the Board was voting on issues and it was difficult to see which Directors were casting a vote. Only the 7 Directors/Officers may vote on issues requiring Board Action. Let me emphasize that even though only Directors vote, all Board members need to be in on the discussion. That interaction of ideas and thoughts help to make better direction and decisions for all of SMR.

Many of you had difficulty reviewing the February Newsletter as the Advertisements were superimposed over some text. Alan Frankle told me that he will send out future reviews for the Newsletters in PDF format and that should take care of problem.

A Saguaro fell near the inbound Colorado roadway. Thanks to John Flanagan and Darrin Siedel for removing it. We are so thankful to have dedicated Landscape Committee and Contractor that takes care of SMR emergency landscape needs.

We are making progress on an Audio/Visual Communications System for our meeting; Clubhouse improvements; and improved cell phone reception. We are trying out “Team View” Communications Software for today’s meeting and will evaluate it over the next few weeks. We may have a trial run at another software at another meeting. The other items will be reported on during the Course of our meeting. If you have any questions, please ask.

Because of a recent Supreme Court ruling, some HOA’s are setting preset fines for certain violations. Cynthia Clark will be at the next SAC meeting to gather information and report back to the Board at the March Meeting.

It’s that time of year when some Committee Chairs and Board Members need to submit their information for the 2018 Homeowners Guide and Directory. An email has been sent to the committee heads requesting updated information needed for the new directory. Please submit this information to Alan Frankle (afrankle@boisestate.edu) by end of business Friday, February 16, 2018.

A question about the frequency of newsletters has been brought up. What is the Board’s opinion on whether we should maintain a monthly newsletter?

Discussion:

In response to the President’s remarks, Alan Frankle brought up the subject of the size of the newsletter and the fact that 88 Newsletters needed to be mailed out. Various ways to reduce the size of the Newsletter were discussed, including not having a Director’s report if there was nothing to communicate. It was pointed that SMR may be unique among HOAs in having a monthly newsletter and that the newsletter is essential to keeping residents informed and connected. It was agreed that SMR would continue to distribute a monthly newsletter with Director’s reports, with one Newsletter for July and August.

The SAC representative will ask other HOAs if they have a newsletter.

Of the 88 residents who receive a mailed copy of the Newsletter, 40 have email addresses. Alan and Larry will work up a letter to send to those who have email addresses to see if they would be willing to switch to the electronic version

Secretary’s Report by John Mitchell.

John Flanagan asked that an addition be made to the minutes under the Landscape Report. He proposed that the Minutes under Discussion read (addition in italics): “As the years have passed, trees removed have been replaced by new trees. This past year 19 trees were removed, but 80 were planted *over the last several years.*”

Motion was made and seconded to pass the January 9 minutes as amended. Motion passed unanimously.

Carole Malan submitted a revision to Standing Policy 6 – Bank Accounts. to the directors via e-mail. It was approved and sent to Jim Warner for website update. All Standing Policies are now current.

Treasurer’s Report by Carole Malan

Carole presented a report covering Cash and Reserve Accounts held by SMR. She also submitted the monthly SMR Balance Sheet and Supplementary Budget Report as of January 31, 2018. For security reasons, these numbers will not be posted on the website but can be requested by residents by contacting the Treasurer at treasurer@smrhoa.com or the Secretary at secretary@smrhoa.com

Additional Information:

- 1) Larry Glasser and I would like a resolution to open a new bank account at BBVA Compass Bank. It will earn 1% interest. After that is open, we will close the Goldwater Bank account. It is too difficult to deal with a bank in Scottsdale.
- 2) We have 13 lots that still owe dues.
- 3) The new signors have been set up on both the Chase and Goldwater bank accounts. We are still working on transferring the credit cards. Keep using your current cards for now.
- 4) The audit is finishing up. Bob Cole and I met with Jennifer Phillips in mid-January to go over our operations. I expect she will be issuing her report in the next two weeks.

Additional Comments:

Carole Malan discussed the situation of having more funds than the amount that FDIC will insure in Chase Bank. She and Bob Cole have explored options and have found that money deposited in the BBVA Compass Bank will earn 1% interest. She proposes to open an account there and transfer the excess money to the new account.

It was moved and seconded that a new bank account be opened at the BBVA Compass Bank and that the excess funds in the Chase Bank and those in the Goldwater bank be deposited in the Compass account. Motion passed unanimously by Directors present.

Architecture Report by Ken Smith

Architectural Committee Board Report

Date: 2018-2-1

	Pending	Completed	Year-To-Date Completed
AC Project Application	0	5	5
AC Resale Inspections	0	3	3
AC Exterior Inspections – Noncompliance or Maintenance Issues	0	0	0

Comments:

- Both the “2018 SMR Contractor Checklist” and the “2018 AC Project Application” updated and posted to SMR website.

- Dropbox up to date.

Additional Comments:

Ken Smith discussed the need to update and/or paint outside trim and garage doors. The committee has done a walk-through and will notify those residents who need to update their doors and trim.

Archive Report by John Mitchell, Electronic Archive Manager

The Archive Chair continues to maintain the folders in Dropbox to ensure that the relevant documents are archived. In addition to the Dropbox cloud backup, the Dropbox files are backed up on an external hard drive.

All new Directors and Committee Chairs met with the Archive Chair one-on-one to discuss Dropbox, and it appears that all of them are able to use Dropbox effectively.

In January, access to Dropbox folders was converted from personal emails to the new non-personal ones. While it appears that the non-personal email addresses are satisfactory for email communication, there have been problems with accessing Dropbox by some members using their non-personal email addresses. The problem was solved by adding their personal email to Dropbox, which allowed them access. This is not the best solution as using the non-personal email addresses is a definite advantage. The situation will be addressed to determine how the non-personal addresses can work.

Data Base Report by Kathleen Flaherty

The Database is up-to-date through 1/31/2018

Hospitality Chair Report by Leslie and Marc Adams

On Wednesday, 2/07/2018, 65 to 70 residents participated in the first event of 2018. It was standing room only for Steve Reff, a retired Economics Educator from the U of A. Cocktails and snacks were served at 5:15 and Steve began his presentation at 6:00. His lighthearted and amusing PowerPoint presentation on the Tucson economy drew plenty of laughs from the capacity crowd. It was a fun and educational evening for all.

Our next event will be held on Wednesday, 3/21/2018 and will be a "Music and Munchies" happy hour theme. Food and libations will be served, and music will be live by The Over Easy Band, featuring Jim Halterman on guitar and vocals and Jay Flaherty on bass. (Both members of the band are SMR residents.) It will be a casual event, based in the clubhouse, but with music played out near the pool. Happy hour begins at 5:00pm with musical entertainment until 7:00pm.

Closely following the March event, will be the annual SMR Barbeque on Wednesday, April 4th, at 5:00pm. The committee spent some time discussing the past successes and challenges and believe we have put together a plan for an organized and enjoyable event. We are using the 117 attendance number from last year as a jumping off point. For 2018, we will plan for additional attendees, will add one or two more BBQ's so more food can be cooked at the same time, and will insure there is plenty of food and drink. We will continue with a charge of \$5.00 at the door,

Based on our January committee meeting, we have outlined events through the end of the year and have tentative dates set for each event. When details are finalized, we will publish the schedule in the newsletter.

Landscape Chair Report by John Flanagan

January: Zone 7 (Colorada Hill plus tennis court/pool area) Zone maintenance was done along with removal of large Saguaro that fell over. Also, a large Agave in the median close to the top was removed because it was chewed and infested. Rest of maintenance was general trimming and removal of sickly cacti and rat nests. Zone 1 (Carrillo Hill plus Carrillo) was also completed with general maintenance and major work done on the Carrillo Islands, there will be some more plants added to the islands and then that project will be finished. Two large Ocotillos and one large desert spoon were transplanted from the Del Tio Island to the big swale in Bribon, this was done in anticipation of the repaving that will be done.

Six irrigation systems were identified for meter removal helping us reach our goal of water reduction for 2018.

Another 3 will have a reduction in water use as a result of removing some oleanders and Lantana
Zones hours will be adjusted to reflect the change from 2 zone rotations per year to 3 zone rotations per year. This change is being done so that we can be more responsive to the zone needs every 4 months verses every six months.
A special project was presented to the committee concerning plantings between the tennis court and the West Pool. There will be a \$2500 cost cap on the project.

Additional Comments:

John Flanagan encouraged all residents “to clean up their act”; in other words to be certain that their yards are presentable and attractive. A few letters have been sent out for non-compliant yards.

John moved that Sue Triplett be added to the Landscape Committee. Motion seconded and passed unanimously.

The committee has a project to reduce the amount of prickly pear in the HOA as it attracts pack rats. The issue of the weight of prickly pear and the impact on the dumpster, which we pay for by the ton of material removed, was discussed. The project may impact the budget for the dumpster. Use of a chemical that can kill prickly pear and reduce the weight of the remaining material will be assessed .

Neighborhood Watch Chair Report by Jim Edwards

Sad News

A long time member of our NWC, Andy Vall passed away January 10th, 2018. This was sent to his family:

To the Andy Vall Family:

Our 28 members of the Neighborhood Watch Committee want to extend our deepest sympathies on the passing of Andy. As a long time member of Sunrise Mountain Ridge’s Neighborhood Watch Committee, Andy’s service was greatly appreciated. He will be truly missed and his contributions not forgotten.

Sincerely,

Jim Edwards
Neighborhood Watch, Chair

2018 Neighborhood Watch Meetings

A speaker from Pima County Sheriff’s Auxiliary Volunteers will provide a scam squad fraud alert presentation Tuesday, March 27th, 2018 at 6:00 PM in the SMR clubhouse. I encourage all board members to attend this meeting.

Our second meeting is scheduled on Tuesday, October 16th, 2018 at 6:00 pm in the SMR clubhouse.

Block Leader Newsletter

In an effort to effectively communicate our activities, I initiated an information/project newsletter for our block leaders in January (copy attached). Updates will be sent on an as needed schedule.

DATE: January 9th, 2018
TO: Neighborhood Watch Block Leaders
FROM: Jim Edwards

I want to wish you all a happy, healthy New Year and share the following information.

911 CALLS

I had a meeting with Sue Stensel, Director of Crime Prevention for Pima County Sheriff's Auxiliary Volunteers. Sue is the Coordinator for the Neighborhood Watch Program. One of the questions was what guidelines should you use when making the decision about whether to call 911? If a block leader observes suspicious activity, Sue suggested using your gut instinct and life experience. If you have the feeling that something is just not right, call 911. If possible, give a description of the person and the vehicle tag number and description. **Do not approach the individual yourself.**

FRAUD ALERT

Phone, Internet, and computer hackers are the fastest growing areas of crime resulting in substantial financial loss. In 2018 it is estimated 50 million households will be the victims of this kind of fraud, predominately in the industrialized nations of the world.

We will be posting fraud alerts in SMR's monthly newsletter. In addition, we will add a scam squad brochure from the Pima County Sheriff's department to our New Neighbor Welcome packets.

2018 MEETING

We are working to set up our first 2018 Neighborhood Watch meeting in mid-March with a guest speaker from Pima County Sheriff's Fraud Prevention Department. I will send you the date/time just as soon as it is confirmed.

NEW NEIGHBOR PACKETS

I will get the new neighbor packets out to you just as soon as closing dates are set. We have three houses closing in January.

My sincere goal is to serve you in whatever need you may have as you execute your block leader responsibilities. In 2018 if you are unavailable or uncomfortable performing any assigned duty, please contact me and I will handle anything you need on your behalf. You can contact me at:

vedwards@me.com

Jim Edward's mobile: 469-258-4567

Vicki Edward's mobile: 520-940-1819

Thank you for volunteering as a 2018 SMR Block Leader.

Jim Edwards

Chair, Neighborhood Watch Committee

Additional Comments:

Jim Edwards presented the New Neighbor packet that has been printed and is ready for distribution. He will send it to the Architecture Committee for review and to see if more material might be inserted.

Nominating Chair Report by Tom Triplett

The Nominations Committee met January 23. Our discussion included possible ways of getting out of the 3-3-1 replacement syndrome for Directors positions, potential candidates for 2019 as well as going forward into 2020. I believe we are well position for adding qualified Directors for 2019. The Board will be kept informed of our progress.

Publications Chair Report by Alan Frankle

The new mailing team of Jerry and Linda Moore, and Marijo Nagle picked up and mailed the Newsletter without any problems. We are still at 88 mailings. Most contributors used the Newsletter template. Due to problems created by different versions of Word, future Newsletter reviews will be sent as a PDF which alleviates viewing problems.

Scotty's car service continued his ad thru April. We had another request for information about a half page ad in the future. We have room for some expansion of ads but have limitations due to trying to keep Newsletter to 12 pages. This constraint would be negated if we could achieve 100% electronic delivery. Should we make another effort to contact hard copy recipients concerning electronic delivery?

Additional Comments:

Alan Frankle announced that the committee plans to have the new directory out by March 1.

Recreation Chair Report by Paul Greenberg

All pool equipment is working correctly. We received the County's certificate for the east pool and spa and the certificates have been posted on the pavilion bulletin board.

The tennis/pickle ball court has continued being well received. We now have 43 HOA members signed up for the computer reservation system. An email has been sent to all signees to see if there is enough interest to organize a tennis HOA community playtime as has been done for the pickle ball players. Installation of the awning for the "bump out" area is tentatively scheduled for Tuesday, February 13th. A large clock will be installed in the seating area after the awning installation is completed. Consideration is being given to providing a beginners' pickleball course for new-to-the-game residents.

The committee has investigated purchasing a large-size (65") smart television set for installation in the clubhouse to be used for board meeting presentations and for member usage for community events held in the clubhouse. It would be installed on an articulated wall mount. Prices fluctuate on television sets quite frequently so an exact price is not available until purchase time, however I would request the Board's approval for an expenditure maximum of \$2,500.00 to cover the television set purchase, the articulating wall mount, necessary cables, installation, and 2+ years warranty. I anticipate the pricing will come in under the requested amount but this will allow the opportunity to purchase at a good price time. The study for this usage was in consort with the HOA information group.

A new agreement for cleaning the restrooms and clubhouse area has been signed with Maria Haro for the 2018 year. It calls for a \$65.00 weekly payment.

Additional Comments:

A motion was made and seconded for Board to approve an expenditure of a maximum of \$2,500.00 to cover the television set purchase, the articulating wall mount, necessary cables, installation, and 2+ years warranty. Motion passed unanimously.

Paul announced that the new awning is up on the tennis court.

The issue of the purchase of a tennis ball machine was discussed. The cost is about \$700 and the equipment would be used by many players. It was brought up that the pickle ball players also desire a ball machine, and they are considering individually chipping in to purchase one. The request for a tennis ball machine will be considered by the Recreation Committee.

There was a request for a solid wall to be built at the North end of the tennis court for practice. The Recreation Committee will look into what is involved, get an estimate, and if needed will determine what budget year it should be constructed and report this information to the Board.

Resale Report by Angie Perryman

SMR Resale Activity for January 2018

Listed:

- 4251 N Camino de Carrillo
- 4389 N Camino de Carrillo
- 6920 E Paseo Penoso
- 6850 E Pico del Monte
- 4371 N Camino Ferreo

In escrow:

2 properties

Closed:

4561 N Arroyo Vacio

Roads Chair Report by Tom Triplett

We had a walk thru with detailed scope of work with three qualified asphalt contractors for the repaving of inbound Via Colorada, Vereda Rosada and Placita del Tio. Bids are coming in as this report is being prepared. The Board will

be presented with the bids for approval of the contractor selected. No bid will be considered without an accompanying Certificate of Insurance. A portion of the bidding is addressing the re-sloping of the mid-point of Rosada for better drainage. We have added three "Add Alternate" bid requests for items to be included in the repaving project should the Board agree. These are: 1) replacement of concrete curbing on the outside Rosada circle, 2) replacement of concrete curbing on the outside Tio circle and 3) a reduction of the diameter of the Tio landscape circle by 6 feet to aid in the flow of large trucks around the circle. Landscaping is prepared to proceed with the clearing of the Tio circle upon acceptance of the bid. I want this process to proceed as soon as possible; March if at all possible.

I have two "Caution" signs ready to be installed on lower Carrillo alerting traffic flow in both directions of possible foot traffic on this section of the street without sidewalks. Darrin Seidel & crew have been asked to install these sign posts. We have chosen two areas on SMR owned common property.

I have ordered six new white on green street signs for the three intersections on Loma del Bribon; Ferreo, Rosada and Carrillo. The old signs are losing their reflective coating making viewing at night difficult. A drive by of the other signs and intersections show wear and tear that will have to be addressed separately.

Additional Comments:

The need for volunteer flaggers during the repaving of Bribon, Tio, and Rosada was emphasized.

SAC Report by Cynthia Clark –SMR Representative

No report this month. We were going to have a meeting in January, but the guest speaker couldn't come at the last minute. The meeting was cancelled.

The next SAC meeting will be on February 21, 2018

Additional Comments:

Cynthia Clark discussed the situation of how to deal with non-compliant home owners in light of a recent Supreme Court ruling. SMR has a formal process that appears to be legal. Cynthia will keep us informed of how other HOAs are approaching this problem.

Volunteer Liaison by Wendy Reed

No report

Old business:

Cell Towers Update by Tom Triplett

I've been asked to look into SMR's poor overall cellular telephone service and seek remedies to improve the reception and reduce the number of dropped calls. This same task was undertaken some 4-5 years ago with the matter dropped for reasons unknown. I have found I am following much the same path as previously taken, hopefully, with different results and/or answers to our problems.

I've found the Big Four (AT&T, Sprint, T-Mobile and Verizon) approach this matter with much the same response. Because I have an account with Verizon, I was able to get to "Tier 3" of customer service before being rebuffed and sent to an email form to fill out. AT&T allowed me to speak with customer service while Sprint and T-Mobile simply sent me to a website. AT&T and Verizon both looked at the area service map and stated "... there are 14 tower/transmitters in a 3 mile radius of your location, therefore you don't have a problem ...". The carriers understand the customer is always right, but they don't want to spend money to improve service unless absolutely necessary. So, the challenge is to get the carriers to come to SMR and see for themselves the problems we have.

Cellular transmission falls under FCC regulation. Any request to a carrier for increased service through added cell towers must be approved by the government. I have submitted email forms to each of the Big Four for review by their individual legal departments as well as the FCC. I sent both the email and a separate letter to AT&T at their suggestion. All four stated that if approved, they will be in touch with us. Otherwise, don't bother trying to find the status of our request. In other words, "don't call us, we'll call you".

Our assumption all along has been SMR needs its own cell tower(s) and only the providers can confirm and authorize this. Construction would by necessity have to be somewhere on our property. If it is determined we qualify for a cell

tower, Sunrise Mountain Ridge would enter into a lease agreement with each service provider using the tower. The carrier(s) will pay SMR rent for the leasing of our land. I don't have detail on tower construction as to ownership of the tower or who bears the cost of construction.

I have reached out to Martha Wright and our Sunrise Association Council (SAC) connection for any history within the Fairfield community regarding past efforts in dealing with this issue. If the other HOAs are having similar problems (and I know there are some), there is always strength in numbers in dealing with these matters. Martha has responded that this will be brought up with other SAC members. Also, I've been in touch with our District 1 Supervisor's Office (Ally Miller) trying to obtain information on our rights and procedures in requesting cell tower additions under present zoning regulations. I'm told a tower less than 50 feet in height requires one public hearing allowing notification to and response from the neighbors and other interested parties.

Since my submitting of the requests to the carriers, Paul Greenberg has found a company in Los Angeles, CellWaves, that specializes in obtaining cell tower rights for individuals and organizations such as ourselves. My initial contact was positive, but also leaves many unanswered questions. This is a fee based service that is paid 25% of any monthly rental fees we receive under a 5 year lease term once a tower(s) is put into service. They essentially do all the work from getting approval for a new tower to observing the construction of any new facilities to putting the new tower into service. I was left with the impression we (SMR) have no financial exposure other than "additions to the cell tower" such as camouflaging, etc. I am preparing a presentation to CellWaves with the understanding nothing will be done until we have a response to my previously submitted requests to the Big Four. This is an option we should hold in reserve.

I am willing to wait for responses from the carriers, but have a suggestion. All four requests were sent via email the last few days of January. If we do not have responses or direction by the end of February, I believe we should 1) deluge the service provider with complaints from as many residents as possible willing to call and/or 2) approach the McSally, McCain and Flake offices with complaints. Perhaps, a petition signed by our residents would carry extra weight.

Additional Comments:

In response to Tom Triplett's request, a survey of the cell phone providers for those at the meeting was taken:

ATT - 2; Verizon - 9, Tmobile - 1.

Tom will continue to see what can be done to improve cell phone reception in the HOA. Some people have switched their phones from cellular to wifi, and this seems to improve reception in their homes, but not away from them.

Bicycle Groups

Larry Glasser summarized the legal action taken against the bicyclist who was cited for trespass. He pleaded guilty and was cited for a Class 3 misdemeanor and received a \$ 50 fine and one year of probation.

No groups have been observed in SMR since the citation, although there have been a few riders, who may be residents.

New business: None

Member Comments: None

Motion was made and seconded to adjourn the meeting. Motion passed unanimously and the meeting was adjourned at 7:50 pm.

Respectively submitted, John Mitchell, substitute Secretary.

Next regular meeting of the SMR HOA Board will be held on March 13, at 6:00 pm in the SMR Clubhouse.

Signed by:

Secretary, Susan Arbuckle - Date 3/13/18

President, Larry Glasser - Date 3/13/18