

**Minutes of Sunrise Mountain board of Ridge Homeowners Association
Board of Directors Meeting**

1. Call to Order: President Carmen Wiswell called the meeting of the SMR Board of Directors to order at 2:00 P.M., March 9, 2017

1.1 Directors Present: Susan Arbuckle, Sylvia Burton, Bob Cole, Paul Greenberg, Tom Triplett, Carmen Wiswell

1.2 Directors Absent: Larry Glasser

1.3 Committee Chairs Present: John Mitchell, Roger Wiswell

1.4 Committee Chairs Absent: Herb Burton, Kathleen Flaherty, Alan Frankle, Angie Perryman, Wendy Reed, John and Susan Ladd

1.5 Guests - John Flanagan, Dick McGann

2. President's Remarks by Carmen Wiswell:

President Carmen Wiswell welcomed the board and guests to the meeting, and thanked board members for submitting items to be included in the 2017 SMR Guide and Directory so that it could be produced and distributed on schedule. She offered a special thank you to Herb Burton and Kathleen Flaherty for their work in gathering all information to finalize the document.

Carmen shared with the board that several residents had contacted her in mid-February regarding their concern over the operation of a drone or drones around SMR private and common area properties. She reported on this in the March newsletter, advised that there is no legal prohibition against flying drones over private property, but encouraged anyone operating a drone to be considerate their neighbors by allowing them to enjoy their yards and our community pool without disruption.

A one-vehicle accident occurred Tuesday, March 9, 2017 at the Colorado entrance to SMR. A motorist traveling on N Via Velazques attempted to make a right turn onto N Tanuri Drive, overshot the intersection and ended up in SMR's common area entrance on EastVia Colorado. Damage to SMR property was minimal and has already been corrected by our Landscape contractor. As a result, SMR will not be filing an insurance claim against the driver. Carmen will follow up with Comcast regarding the utility box damaged by the driver.

Discussion: None

Update: Comcast has been notified and will be sending a technician out to make certain the equipment works properly and will straighten the box.

3. Secretary Report by Susan Arbuckle:

February 9 SMR Board minutes unanimously accepted.

4. Treasurer's Report by Bob Cole:

Cash Flow as of February 28, 2017

Operating Accounts:	Chase Checking	\$ 53,185
	Chase Savings	39,639
	Compass Checking	100
	Total	\$ 92,924
Reserve Accounts:	Chase Reserve Savings	\$ 149,377
	Compass Bank MM	248,341
	Goldwater Bank MM	227,383
	Total	\$ 625,101

Total Cash Accounts	\$ 718,025
Reserve Fund:	
Reserve accounts total above	\$ 625,101
Less August Expenses	-34
Reserve Fund Balance February 28, 2017	\$ 625,067
2016 Reserve Study year end balance projection	\$ 278,115

Notes:

Accounts Receivable - one owner has not paid first half dues.

The Chase Account now has Bob Cole, Susan Arbuckle, and Carmen Wiswell as signees on the SMR account. Bob Cole is also working with Compass Bank and Goldwater bank to add Susan Arbuckle. Carmen Wiswell, and Bob's names as signees to our SMR accounts.

The Budget Finance Committees search for a replacement for the Compass Money Market with a favorable rate has been unsuccessful. We will stay with Compass Bank when the existing Money Market account reverts to their regular rate. After questions about CD's, Bob will investigate current twelve month rates and share results at next Board meeting.

The Audited Financial Statements for 2016, dated February 13, 2017 have been received and sent to the Board, Budget Finance Committee and Committee chairs. The auditor recommended that we require two signatures rather than one on checks signed by our bookkeeping staff.

Discussion/Decision: Bob Cole stated that this could pose difficulty given that there are only two employees in the bookkeeping office. In the event of one of their absences, two signatures might not be available. In addition, other safeguards are in place which make the two signature requirement unnecessary. The board agreed and the current one signor procedure will remain.

5. Architecture Chair Report by Larry Glasser:

The busy remodel season is upon us and the Architecture Committee has handled a number of requests over the last month. The AC is encouraged by a number of people that are coming to the Architecture Committee Meetings with their more involved remodel projects to get feedback early in the process before they finalize all their details. Recently we have approved house additions, roof solar panels, garage door styles and color. We have completed 3 Resale Inspections on houses for sale. In addition we have resolved a foundation repair issue, given advise on inquiries about raising common walls, roof and corbel repair, outside tile accents, and backyard ramadas. We will be developing a scope of work for painting the remaining mail boxes. We are looking at some codification of the whole ADR's for 2018. This won't necessarily be a changing content, but more of making the document more readable user-friendly to the homeowner. It is our aim to reduce information redundancies, the number of pages of the ADR's (reduce printing costs) and still impart clear information. We are starting now so we will be complete by the end of the year and not get into a bind with the 2018 Homeowners Guide and Directory printing schedule.

Discussion: None

6. Archive Chair Report by John Mitchell:

We continue to maintain the folders in Dropbox to ensure the relevant documents are archived. A document entitled "Archive Manager Thoughts" that covered shortcut methods for editing functions was distributed to the committee chairs, and is available in SMR02_Rules_Procedures_Policies under Electronic_Archive_Manual_and_Tips under Archive_Manager_Thoughts. We appreciate the feedback from committee chairs who have tried out the suggested ideas.

Discussion: Thanks to John Mitchell

7. Database Report by Kathleen Flaherty:

The database is up to date through 3.1.17

When sending emails regarding updates to other residents' information in the database please let me know if that information should be publishable in the directory or is for record/reference purposes only.

Discussion: This request is to protect the privacy of residents who do not want personal information published.

8. Hospitality Chair Report by John and Susan Ladd:

We are doing final preparations for the March 13 speaking event with Terry DeWald. The signs will go up this week. The April 12 BBQ will be held at the clubhouse starting at 5:00p.m. We are currently working on new event plans for the upcoming months.

Discussion: Carmen agreed to call the Ladd's to verify that we had enough space for Mr. DeWald to display his Indian art collection.

Update: The Ladd's have met with Mr. De Wald on site and he is aware of clubhouse space availability.

9. Landscape Chair Report by Sylvia Burton:

The zone 1 islands on Carrillo are now being replanted with desert appropriate plantings using the medium on Colorado Hill as an inspiration. The two outer islands are being transformed and the center island will remain as it is with limited water use. Water access was removed from the two outer islands which results in water savings. Rock borders were installed in areas where cars have driven up on to the islands; this will provide a better turning space for emergency vehicles. Recent winter rains have extended good planting weather so plantings are being done now instead of later when the hot late spring weather arrives and the rains cease. The Board approved rip rap work on Penoso will take place this spring.

A seventh zone has been created in our zone map. The new zone now contains the main entrance, Colorado Hill, the tennis court area, the west pool area and north side of Bribon up to and including the mail boxes and public parking area. Zone 3 now includes the remainder of Bribon from the mailboxes to the end of the street at the circle where Alegre begins. Zone hours have been adjusted accordingly. A new seven zone map was distributed to all committee members including the new zone hour allotments. The creation of a seventh zone creates a vacancy on our committee. Interested residents are invited to consider joining the Landscape Committee.

Work continues on the Buffelgrass project. Dick and his crew the "Buffeleros", work every Thursday morning and will do so year round to manually dig up the Buffelgrass where accessible. With the help of Darrin Seidel from Infinity Earthworks, he has been working on a plan to spray certain areas. Both are researching a blend of native seeds to be spread in wider areas when grasses are removed. At the meeting Sylvia asked Dick to make a presentation on the extent of the Buffelgrass encroachment in the approximately 30 acres of improved and unimproved land in SMR, and to share his plan for controlling the spread of this weed. This is a foreign grass that presents great fire hazard, grows rapidly, and kills native grasses and plants. It has been sprayed in common areas but is growing in unimproved common areas, particularly on slopes going down the ridges behind our houses.

Dick said that his crew will continue to do manual extraction around homes. He also recommended that the board approve funding of \$2,250 this year to spray in larger areas on hills behind houses on Trocha, at the end of Rosada and the east side under Carrillo wash. He recommended an ongoing spray and re-seeding program be followed. The landscape committee has agreed that the contract for spraying should be awarded to Infinity Earthworks. Dick and Sylvia recommended that all three of these hillside areas be reseeded this year at an estimated cost of \$8,720.

Discussion:

Board members agreed with the need to have a program to control invasive foreign grasses in both SMR improved and unimproved areas, and expressed appreciation for the work that the "Buffeleros" are doing to manually extract these weed grasses from around houses.

Funding for spraying and efficacy of reseeding were the two main points of discussion. The Landscape Committee requested that the spraying of Buffelgrass followed by reseeding be a special project with monies coming from the SMR Reserve fund. Our treasurer Bob Cole pointed out that the Landscape Committee has spent only \$366.00 of the current \$8,000 budget for weed control leaving money for the spraying requested. By way of comparison, Bob Cole found in his records that when treatment of both Buffelgrass and Fountain Grass took place in prior years, the total weed control budget covering all improved and unimproved common areas was \$9,500. This included spraying of the weed grasses by a professional weed treatment company. This gives the current landscape committee a cost comparison for spraying in improved and unimproved common areas.

Dick McGann asked Roger Wiswell, past Landscape Chair, if his spraying program of Buffelgrass in improved and unimproved common areas had been effective and whether he had issues with erosion after spraying. Roger reported that the Fountain Grass and Buffelgrass spread had been controlled, but that it needed to be an ongoing project because of the hardiness and rapid growth of the plants. Roger reported that he did not have any issues with erosion in unimproved areas that had been sprayed. He did say that the best time of year to spray is during the monsoon season when the plants are in active growth; the time when the pesticide will best reach the roots. Both Fountain Grass and Buffelgrass are invasive and equal fire hazards.

Board members asked for more detailed information regarding the cost and effectiveness of reseeding. The Board agreed that using a smaller test area for determining cost and effectiveness of reseeding would be an appropriate action to take at this time. The Landscape Committee would need to determine a test area for reseeding.

Decision:

1. In addition to the manual removal of weed grasses by Dick's crew, Infinity Earthworks will spray the 3 larger areas which are located behind Trocha, the hillside at the end of Rosada, and east side under the Carrillo wash. Total required for this spraying is \$2250 which will come out of the current \$8,000 Landscape budget for weed control.
2. The total cost requested for reseeding all three areas was \$8,720.00. The Directors were not in favor of approving \$8,720.00 at this time and instead approved the decision to do a smaller test area to first determine how effective reseeding would be. Before reseeding begins, a test area for reseeding will be chosen by the Landscape Committee and reported to the Board of Directors. The cost of reseeding the test area will come out of the current budget of \$8,000.
3. When the \$8,000 operating budget for weed control is expended, and the Landscape Committee determines that they require additional funding for spraying during the year 2017, the proposed increase will be submitted for the board's approval.

The next regular Landscape Committee meeting will be held at Sylvia Burton's house at 4505 N. Arroyo Vacio on April 12, 2017 at 1:30 p.m. This change of location will allow the planned social event at the clubhouse to take place.

10. Neighborhood Watch Chair Report by Roger Wiswell:

On Wednesday, February 15, 2017, the Neighborhood Watch Committee offered a Crime Prevention presentation in the SMR Clubhouse. The event was well attended by our residents.

Sergeant Hogate from the Rincon Station, Pima County Sheriff's Department provided information regarding the criminal activity that occurred in SMR last fall, and also offered practical suggestions on how to prevent and/or address criminal activity in our community.

Thankfully, we live in a calm, low- to no-crime area. This presentation was offered to provide suggestions to assist us in continuing this trend. Those in attendance went away with useful information that will serve to accomplish this goal.

Discussion: None

11. Nominations Chair Report by Tom Triplett:

I'm submitting a limited report. We have three qualified, legitimate candidates to fill the three open three year director's positions beginning January 2018. This is not a closed matter. We will continue discussing the Board and our duties with anyone interested in listening and serving. As always, we all should be aware of the people we meet, both new residents as well as our established residents, as potential volunteers for service to the HOA.

As has been presented to the Board, our lone treasurer candidate is a CPA and tax accountant. She is committed to her employer working normal weekday business hours during the tax season; February through April. She will not be able to serve on the SMR Board unless the once-a-month meeting time is changed from Thursday at 2:00 to an evening or weekend schedule. She has suggested a 6:00 PM start time is good for her. We have 9+ months to address this matter, but I want at least a brief discussion among us present today on this matter. I'd like to take a poll on convenient times for just these three months for what would probably be 2018-2020.

Discussion/Decision: Directors agreed to change the monthly board meetings to night time meetings starting in January of 2018. Tentative time to be 6p.m. on a Tuesday or Wednesday night.

12. Publications Chair Report by Herb Burton and Alan Frankle:

The March newsletter was posted on the SMRHOA website and an announcement emailed on February 28. The homeowners guide and directory and newsletters to those who receive paper copies were mailed on March 1. John Rourke did the labeling and stuffing of envelopes. A big job and John deserves a big thank you.

The next newsletter will be published and distributed on or before April 1. Please get your inputs to Alan and me (his email is afrankle@boisestate.edu) by March 24. Please submit articles as MS Word docs using Times New Roman text, 10-point font. If you include lists, please use the list functions in Word or Pages. Mac users can use the Pages "save as" option to save and submit documents as Word docs.

The 2017 edition of the homeowners guide and directory was the largest we have published, primarily because the architecture section has grown very large. I recommend that we consider only publishing the essential information that makes it clear when consultation with the architecture committee is required. Necessary additional documentation, e.g. contractor checklists, could be provided on an individual basis when needed. That information also would be available on the web site.

Another possibility would be to send the "rules" attachments out every other year, and only send the directory listings, Neighborhood Watch roster, etc. every year.

Discussion: None

13. Recreation Chair Report by Paul Greenberg:

We have completed the sign-up for the computerized reservation system for the tennis court. My thanks to Joy and others who participated in the testing of the system and to those that have already started to use it. As of the printing of this report we already have almost 20 people who have signed on to the system.

A new large sign has been installed at the tennis court listing the rules for use and a reminder of how to sign into the computer system.

The consultants for the tennis court have sent us their first draft copy of the tennis court renovations for review by the tennis committee. The committee has since met and reviewed those specifications and made revisions and/or suggestions which were emailed to the consultants. Our next scheduled meeting with the consultants is set for Tuesday, March 14th. If all goes as planned the consultants will then revise the specs and issue bids to three experienced tennis court builders. The committee along with the consultants will then review the bids and, hopefully, find one or more acceptable to our requirements and budgetary restraints. Receipt of the bids will determine the HOA's ability to have either one or two pickle ball courts superimposed over the tennis court layout.

We have had more than our share of problems with the east pool spa during the last month, all concerning control of the heating system. The water temperature has not been able to be maintained within the desired range. Many worn parts have been replaced with many man-hours of service involved. We had a visit from the heater's factory representative to inspect it. Just like going to the doctor, the system worked correctly that day. It has been operating correctly since then.

Our energy committee has met with a solar pool water heating company and is now reviewing our gas utility bills to see if solar water heating is beneficial for the HOA. Sunrise Territory HOA has had solar water heating for their pool for several years and they are convinced it has been a very successful return of investment for them.

More news on the east pool – we experienced a small leak in the water line feeding the pool pumps. It occurred overnight and went undetected on Sunday so the pool equipment room was flooded by Monday morning. The room shares a wall with the clubhouse (the wall with the mounted white board) so the wall and the carpet in that corner of the room were soaked. We left the clubhouse open to “air” it out before determining if any permanent damage occurred. Paul reported that no permanent damage is apparent and after inspection, no issue with mold exists. In addition, the inspector advised that a mold issue is not of concern because the area involved - brick, concrete and a type of carpeting - will not host mold growth. Possibly the carpet will need to be professionally cleaned which will be determined in the future.

The west pool is now officially opened. We experienced some “start-up” issues as one of the two pool heaters would not fire up. It took longer to bring the pool temperature to readiness with only one heater operational but it did reach acceptable temperatures this past Monday. As of the date of this report (3/06) the second heater has not been repaired but is scheduled for repair later this week.

I am considering forming a small “lost and found” group. Does anyone have any memories of any group like that in the history of the HOA. If yes, did it work? Please let me know.

The ramp committee met to investigate the benefits of aluminum, concrete, and rubber ramps and support the idea of installing an aluminum ramp at the double-door location of the clubhouse to allow easy handi-capped ingress and egress. Since that meeting, Paul reported that thanks to the efforts of Tom Triplett, Dick Van Wagner, and handyman Jesse Peckman, a ramp has been installed. Mr. Peckman was able to adapt an existing ramp to meet our requirements at a minimal cost to the association.

Discussion: Thanks to the volunteers who adapted and installed the ramp to the east clubhouse

14. Resale Report by Angie Perryman:

SMR Resale Activity for February 2017

Listed:

4362 N Vereda Rosada

6850 E Pico del Monte

In Escrow:

2 properties

Closed:

6850 N Via Colorada

Discussion: None

15. Road Chair Report by Tom Triplett:

Loma del Bribon is a solid street that between settling over the years and perhaps poor engineering at the outset has formed several flat to negative sloping areas causing the ponding of water and subsequent deterioration of the asphalt that was laid in 2010 & 2012. We believe something has to be done now to prevent asphalt pop-outs and pot holes from forming. A complete re-engineering of the street may be a solution in the future, but we feel we can avoid that large expense by repaving two areas. We have received several bids and have chosen Ace Asphalt to make the repairs to Loma del Bribon

Tom submitted the following to the Board of Directors for approval:

1. Enter into a contract with Ace Asphalt in the amount of \$38,410.00 for the removal and replacement of 2" asphalt to Loma del Bribon approximating 620 lineal feet or 15,693 square feet of surface area in order to create a more positive flow of water away from the street. The project will be done in two segments each taking two days. Tom will attempt to schedule this work the week of April 3, 2017 unless a different date is advised.

2. The above work was not included in the 2017 SMR budget for Roads. Therefore, the requested amount of \$38,410.00 would come from the SMR Reserve Fund.

3. The crack sealing and sealcoating to Loma del Bribon originally planned for the Spring of 2017 will be delayed until October 2017 under a separate contract.

Discussion/Decision: The Board of Directors unanimously approved \$38,410.00 be allocated from the SMR Reserve Fund to repair the damage to Loma del Bribon.

Sidewalk repair letters will be going out to residents soon. Also, I am awaiting one more bid for the cost of the HOA's sidewalk repair responsibilities. The Board will be advised of the cost and approval sought upon receipt.

The sewer line break at 4381 Ferreo has been repaired to the Roads Committee satisfaction. A "Thank You" letter has been sent to the homeowner.

The issue of speeding has come up again. A resident on Loma del Bribon has grandchildren visiting often and fears for their safety because of speeding traffic. He has researched radar activated "YOUR SPEED IS" signage that is not invasive or oversized and is easily moved. These are pole mounted, not the trailer version. They are battery/solar powered with 9" numbers that can be seen from 450' away. The resident is so concerned he is willing to contribute \$200 toward the purchase of one sign. And, he is willing to ask his Bribon neighbors for contributions as well. I have more questions about these signs, but the cost of one from trafficalm.com is quoted at \$1,998 per sign plus 3% if a credit card is used for the purchase. I invite discussion.

Discussion/Decision: Board members did not feel that the radar activated speed signs would make a significant difference in speed of cars on Loma del Bribon and therefore did not approve the purchase of such sign.

Update: The home owner has since acknowledged and accepted the decision of the Board.

Tom issued one 5 day parking permit for a guest of 4497 Torres to park their 24' RV at the east pool trash road. The RV used the space and vacated on time.

Discussion: None

16. SAC Report by Wendy Reed:

The SAC meeting for March will take place on March 22 at 5 PM at the SMR clubhouse. The speaker's topic is HOA insurance.

I'm forwarding the March agenda which I received this morning from Sandra Nelson.

Discussion: None

17. Volunteer Liaison: Wendy Reed:

Dick McGann got in touch a few days ago looking for volunteers to help with buffelgrass removal. He hopes to get another 9-person team together for the attack. I sent out an email to those people who had recently shown an interest in volunteering with a description of what the buffelgrass battle entails. Hoping for an enthusiastic response!

Discussion: None

18. Old Business:

Follow up to resident's family request to board to ease SMR rules to allow smaller, private estate sales: Response sent to resident's family on February 9, 2017, advising board decision that alternatives they presented are prohibited by our Association CC&R's, offering suggestions for resolution, and board's condolences on the loss of their mother. No further action required.

19. New Business: None

20. Member and Guest Comments:

Dick McGann made his recommendations during the Landscape report.

John Flanagan who has worked with pharmaceutical and agricultural chemicals suggested that we look into pricing of pesticide and seed to see if we could find a better price for control of weed grasses.

21. Next regular meeting of the SMR Board will be held on April 13, 2017 at 2:00 p.m. in the SMR clubhouse.

22. Meeting adjourned at 4:05 p.m..

Original Minutes signed by Susan Arbuckle and Carmen Wiswell 4/13/1017

Secretary Susan Arbuckle

Date

President Carmen Wiswell

Date