

**Minutes of Sunrise Mountain Ridge Homeowners Association
Board of Directors Meeting, April 10, 2018**

Call to Order: Vice President, John Flanagan called the meeting of the Board of Directors to order at 6:00 PM, April 10, 2018 in the SMR Clubhouse.

1.1 Directors Present: Vice President and Landscape – John Flanagan, Secretary – Susan Arbuckle, Treasurer – Carole Malan, Ken Smith – Architecture, Nominating and Roads Tom Triplett, Recreation Facilities – Paul Greenberg

1.2 Directors Absent: President – Larry Glasser

1.3 Committee Chairs Present: Neighborhood Watch – Jim Edwards, Publications – Alan Frankle, SAC Representative – Cynthia Clark, Volunteer Liaison – Wendy Reed

1.4 Committee Chairs Absent: Marc and Leslie Adams – Hospitality, Kathleen Flaherty – Database, Angie Perryman – Resale, John Mitchell - Archives

1.3 Guests and Committee Members: Jim Warner

President Remarks by Larry Glasser presented by John Flanagan

All of the Committees are busy working to make SMR a even better place to live. I would like to give you an overview perspective of what I see. It amazes me how much the committees have accomplished over the past month. Here are just a few items:

- The Roads Committee took on the huge job of completely repaving 3 streets: Via Colorada,
- Tio and Rosada. This is not an easy task when trying to get the construction done and still allow access to the residents. The completed product will benefit us all with smoother rides and increased property values.
- The Board Secretary works to keep us all coordinated and informed so HOA business gets accomplished without any gaps.
- The Hospitality Committee had 2 events: Music and Munchies with a live band, and the SMR Barbecue. Both events were a huge success in turnout and continues to bring connectivity to our community.
- The Recreation and Facilities Committee has been working hard to upgrade the Clubhouse with a TV Monitor that will be used for Board Meeting teleconferencing and presentations by guest speakers. As time goes on there will also be other uses. This committee's continuing efforts are making our Tennis/Pickle Ball Court, Swimming Pool Areas and Club House a first class facility our community can be proud of.
- The Landscape Committee continues to do an excellent job of maintaining our open areas that the whole community enjoys. They recently conducted a meeting "in the field" to look at the best practices to keep our neighborhood looking great.
- The Architecture Committee is at the forefront for how-to information and in encouraging our community to keep our homes looking well-kept. All of us appreciate that and we benefit from the high reputation and desirability of our homes on the real estate market.
- The Information Systems Group keeps us all informed by publishing the Newsletter, maintaining our website along with updating the Board's Dropbox information and homeowner database.
- The Neighborhood Watch Committee alerts our residents to important information and current scams with emails, newsletter articles and the recent presentation by the Pima County Sheriff Department. Each of their block captains welcome newcomers with a packet and a personal touch that few HOA's do anymore.
- The Finance Committee keeps us up-to-date on collecting dues, operating expenses and reserve funds. We are thankful that our HOA finances are in such great shape to be the one of the best fiscal HOA's in town. Just another item that perspective buyers look for when wanting to purchase homes that are part of an HOA. The realtors indicate this is one of the first questions asked when considering a home to purchase in our area.

The most amazing part is that all of this is done without a management company!! Because of all the volunteer efforts, we have the lowest HOA dues with the highest living standards. As Jim Edwards points out in the new homeowner

packet, We accomplish all of this through the efforts of over **90** volunteers that help manage our Home Owners Association!!! Thanks to all of you and all your committees for making us a premier community.

Secretary’s Report by Susan Arbuckle

The Minutes of the March 13 Board Meeting were approved as presented. Before the May Board meeting, I would like to receive updated contact information on all contractors currently being used by SMR Committees. The current contact list is located in Dropbox 2 – Rules, Procedures and Policies >Administrative Resources> Professional Service Providers. This list has not been updated since 2015. I will be sending you the most recent information via e-mail and would like any updates that need to be made.

Treasurer’s Report by: Carole Malan

The March 31, 2018 financials won’t be published until Monday, April 9th, so I can’t give you cash balances.

April Update::

- 1) Our past due assessments have decreased from 13 to 5. I would like to discuss how to proceed with collecting from these owners during the executive session of our next meeting.
- 2) I asked our bookkeeper to get a quote on becoming bonded. After speaking with her insurance agent, she told me that it is our insurance agent that would issue a policy covering her liability. Larry is going to see what he can determine about whose policy should be issuing this coverage.

Not much news this month.

Architecture Report by Ken Smith

	Pending	Completed	Year-To-Date Completed
AC Project Application	0	4	11
AC Resale Inspections	0	3	10
AC Garage Door Exterior Inspections – Noncompliance or Maintenance Issues	56	24	24

Comments:

- 80 homeowners (27.4% of SMR) received a “Garage Door Maintenance Request” notice on March 5th. To date, 24 homeowners (30% of total receiving notices) have complied with request. Homeowners were asked to complete within 60 days (May 5th).
- Dropbox up to date.

Discussion: The AC has completed a RFP for a painting contractor to paint SMR garage doors at a potential reduced rate. Once the AC has chosen a contractor and has established the rate, Ken will review with the SMR HOA Board for approval. The RFP will specify the paint contractor will bring a crew to SMR on two separate time periods in a calendar year (March and October?). Prior to these time periods, SMR residents will be notified of upcoming opportunity to get their garage doors painted at a “bulk rate”. This will be especially useful for non-residents, part time residents, or anyone who needs help painting their garage doors. Sunrise Territory Estates has successfully used this approach.

Archive Report by John Mitchell

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.

Over the last two months, no problems or issues associated with Dropbox have been reported to the Archive Chair. This implies the use of Dropbox by Board members has been satisfactory.

Data Base Report by Kathleen Flaherty

The Database is up-to-date through 3/31/18.

The April newsletter was sent via USPS to 44 recipients, all others were notified via email.

Two email bulletins were sent during March.

Hospitality Report by Marc and Leslie Adams

FUN TIMES:

On March 21, SMR residents enjoyed the live music provided by “**The Over Easy Band**”. The musicians, **Jim Halterman** and **Jay Flaherty**, played great songs that were enjoyed by the 65-70 attendees. With drinks inside and snacks outside, the crowd was able to listen and visit with their neighbors. We had several positive comments on both the band and the refreshments. We will likely re-hire the Over Easy Band again in the future.

The annual SMR Barbeque was Wednesday, April 4th. Guests began arriving promptly at 5pm and over 130 guests were served in the next 2 hours. Great grill work was done by the teams of Dianne and Jim Kercheval & Dennis Nowik and Art Schwartz. The Hospitality Committee were indispensable in set up, admission, and take down of the event. For the most part, the food and drink held up well (always a few quantity tweaks for next year). It appeared everyone enjoyed themselves in the almost perfect weather.

UPCOMING EVENTS:

Happy Hour and MONSOON MYSTERIES – On Thursday, May 3, Sandy Reith from the Environmental Education Program for Pima County Natural Resources, Parks and Recreation will explore with us the interesting events that occur during the monsoon, including weather phenomena and how plants and animals respond to them. She will also discuss the outlook for this year’s monsoon. Come and toast the upcoming monsoon season during Happy Hour from 5:15 – 6:00 and enjoy the program at 6:00pm.

BALANCE OF EVENTS FOR 2018:

Monsoon Mysteries will finalize the first half 2018 events. Events for the back half of the year include:

September – scheduled a speaker from Tucson Botanical Gardens, subject TBD.

October – scheduled a speaker to discuss Personal Training for Seniors. Discussion will include strength, balance, and recovery training and fitness.

Nov – Sports Court event to anniversary the reopening of the court in 2017. Will play pickleball, tennis, and enjoy drinks and snacks...and add a twist by asking everyone to wear their college school colors in the form of a tee, hat, shorts, etc.

Nov – potentially host a movie night.

Dec – annual Holiday luncheon. Bring a dish to share while Hospitality supplies drinks and supplies.

Landscape Report by John Flanagan

Ferreo Islands clean up was finished to end Zone2 work. In zone 3 oleanders were removed at Bribon and Rosada and irrigation was refined so in the future there will be a savings of 40+ gallons per cycle. Agaves trimmed and rat nests removed from the Bribon slope. A saguaro was salvaged from Tio island and replanted in Zone 4. Also, this month rock was removed on Tio and Rosada islands to assist in the repaving effort. Along upper Bribon the Lantana patches were removed to further are water conservation efforts. Two small trees that were up against a home owners wall were removed in the culdesac area. General tree trimming and cleanup of prickly pear was done along Bribon. One large Palo verde was removed from Bribon, and one Mesquite tree on Troche was also removed. The Troche island was cleaned and one Mesquite tree trimmed to enhance views.

John presented a proposal put together by committee member Janet Gething for a seating area in the Bribon/Rosada common area. This would include an informal pathway that is handicap accessible, drought tolerant plantings, and 2 benches. This proposal included a map of the proposed design as well as bench options. John took this proposal to the two nearest residents to get their input and they both agreed with the proposal. A low natural barrier of rocks will provide a boundary to give space between the path, benches and residences. The light colored benches, made of a plastic material and a metal frame come with a 50 year guarantee. They will have a back to them for additional comfort. The overall cost of the plantings, labor, and other materials is projected to be between \$800 and \$900. The monies for purchase of these materials will come from the Landscape Committee budget. John requested additional

funds be approved to purchase the two benches. The two choices are the Champion bench at \$1644, and the Heavy weight bench at \$1580. The committee will purchase one of these choices.

Discussion:

Tom Triplett was concerned that without proper handicap accessibility and maintenance, injuries could occur. John's response was that the landscape committee would be responsible for maintaining the area so that it would remain clear of obstacles, that the path would be wide enough for walkers or wheelchairs, and that the benches would be securely placed in the ground. He will work with Infinity Earthworks to place the benches and create the path. Sunrise Mountain Ridge is private property, but we work hard to make it handicap accessible.

A motion was presented and approved by all directors to proceed with the project and to approve the purchase of 2 benches from the reserve fund.

Neighborhood Watch Report by Jim Edwards

- Issued 3 RV parking permit
- New resident packets have been completed and delivered to flock leaders for distribution.
- Hosted Neighborhood Watch Committee special event meeting on March 27th; 37 residents in attendance
- Sent committee meeting paperwork to Pima County Sheriff's Auxiliary
- Added to SMR archive Folder 14

Discussion:

Jim has added a front page to the Newcomer's packet which tells the story of how SMR has benefited from the work of its many volunteers and would like to include a form listing volunteer opportunities. It was agreed that a simple list of the committees should be included with a link to the Volunteer Liaison e-mail. Wendy Reed can then pass along names of prospective volunteers to Committee Chairs.

Nominating Report by Tom Triplett

At the time of the meeting, I have received a firm commitment from John Mitchell and a possible commitment from another resident to run for the Board in 2019. At this time, we need at least two more commitments. I have two people to contact before the end of April, at which time I leave for the summer. I have at least two residents stating they will run for the board once their day-jobs are complete (both around 5 years away), but nothing firm for the present. I will keep you advised.

Discussion:

It is becoming urgent that we find residents willing to run for the board in 2019 and beyond. The Board brainstormed about how best to do this. In the past, recruiting has been done by word of mouth, in an informal manner. It is becoming harder to do this and we need to find additional ways to recruit. Some suggestions were monthly articles in newsletters, announcements at hospitality events, and informing the residents of the possibility of needing to go to private management alternatives that would raise HOA dues. Cindy Frank and her committee did an investigation of management companies in 2016 and found that each company would have raised our dues significantly and would lead to a loss of community control. It was suggested that the Board present this to the residents so that they would understand both the financial and community importance of volunteering.

Publications Report by Alan Frankle

The April Newsletter went out on time. Thanks to Linda and Jerry Moore and Marijo Nagle. The effort to reduce mailings has been quite successful as the April Newsletter was mailed to 43 owners, down from the previous month's 88. Thanks Kathleen for doing all the administration for this effort.

Recreation Chair Report by Paul Greenberg

The 65" television set for the clubhouse was bought from Costco. The cost was \$1,448.94 which included the wall mount apparatus and surge protectors. Thanks to help from Jim Warner it was uncrated and tested in a non-wall-mounted position to confirm it would function as anticipated. The test was successful and now we need to work on getting it installed on the wall with an articulating mount to allow for multi-purpose usage. We have also purchased a sound bar for \$184.78 to provide for even-better audio output. Paul asked for referral of a handy man who could

help install the television, as well as install a vent in the men's restroom. Wendy Reed and Alan Frankle will contact Paul with some names.

Thanks to Susan Arbuckle for the use of her truck to pick up the television.

We have participated in discussion with Ken Smith (representing SNAP) to jointly acquire a microphone and camera system that we could use for board meetings and other events where absent parties join the gathering from remote locations. I would respectfully request the Board's approval to enter into such an agreement if and when the cost is established. This would be a one time purchase.

The pool facilities are working ok. Our pool technician from E-konomy Pool has informed us that the west pool is beginning to require additional vacuuming due to "old" sand in the pool filter. Their recommendation is that the sand should probably be replaced after 5-years of usage. At the time to prepare this wreck report I have not been able to determine when the sand was last replaced. Their quote for removing and replacing the sand in that filter is approximately \$550 or replacing the fiberglass filter and new sand for around \$1,300. The filter is working ok currently but we need to keep an eye on it. Surprisingly and happily the filters for the east pool and spa, and the west spa filter seem to still be ok even though the sand has not been changed on them in recent times. The last reserve study anticipates replacing the west pool filter in year 2019 at a cost of \$1,311.27.

Discussion:

The question was raised about where shared microphone and camera would be used and kept. Ken Smith answered that it would remain in the SMR clubhouse. The motion was made and the Directors approved the sharing of the cost of the system with Snap.

Alan Frankle reported that he has found a shed that will fit in the bump out area of the tennis court. It is 51 by 31 inches and will hold both a Pickle ball and Tennis ball machine.

Resale Report by Angie Perryman

Listed:

- 6920 E Paseo Penoso

In escrow: 3 properties

Closed:

- 4371 N Camino Ferreo
- 4241 N Camino Ferreo
- 6850 E Pico del Monte
- 4389 N Camino de Carrillo

Roads Committee Report by Tom Triplett

The April report will remain fluid as we are in the middle of the repaving of Colorada, Placita del Tio and Vereda Rosada. We remain on schedule - all is going as planned. The Colorada portion went very well resulting in the finished surface we had hoped for. We have had very positive feedback from the residents regarding the work and many compliments for our contractor, Sunland Asphalt. Also, thanks go out to Dennis Nowick, a resident of Tio, for going overboard on helping move trash/recycle bins as well as assisting in traffic flow during the repaving of Tio. Please note: Sunland will provide a street sweeper to clean the areas accessing the work areas.

A review of our streets is showing unusual aging of Arroyo Vacio, some 5 years after its replacement. The surface and base are sound and should last to our anticipated 30 year standard, but we are seeing a drying of the asphalt with lateral cracks that should be addressed. Our new asphalt surfaces on Colorada, Tio and Rosada must be seal coated approximately 6 months after installation. It would be an appropriate time to combine the crack seal and seal coating of Vacio. My original thoughts were to seal coat next January. However, this process will be reviewed this fall and I may be coming to the board with a plan for seal coating in October or November. This would probably drain the Roads operating budget requiring dipping into the Reserve, once again.

We replaced the white on green street signs along Bribon and at Penoso. Thank you John Mitchell and John Rourke.

SAC Report by Cynthia Clark

The March 2018 SAC meeting was a very informative presentation in person at SMR clubhouse by Deputy Pima County Administrator Carmine DeBonis, Jr. and Pima County District 1 Supervisor Ally Miller on potential repair of Territory Road surface between Craycroft and Grey Mountain Trail. A comprehensive synopsis of the meeting prepared by Larry Spencer of SMVE is available.

Funding still has to be approved and then the various failed roads will be prioritized by the County, so if SAC wants action on Territory it is recommended that we write letters and that we in person attend the monthly Board of Supervisors meeting on Tuesday April 17, 9:00 a.m. 130 West Congress street.

Ally Miller, District 1 Supervisor 520-724-2738 district1@pima.gov

SAC will update you as we get more details about the Pima County Board of Supervisors meeting to authorize funds for the repairs and about action that will be helpful by each HOA.

The April 2018 SAC meeting will be on Wednesday April 25 at 5:00 pm at the SMR Clubhouse. Since the March meeting topic was changed to Territory repairs, the April topic is still "The future of SAC".

1. Is SAC still relevant given our online capabilities?

2. If you think meetings are still important....

Are you and your HOA individual members willing to get more involved in SAC programming?

How often should we meet?

What programs will help you meet future challenges

Who should attend?

Who should be included in emails?

Should the directory include all officers and committee chair?

Should some meetings be networking, maybe wine and cheese?

Should some meetings be sector specific, i.e. all pool/rec, chairs road chairs, landscape chairs and have the meetings more like workshops.

SAC invites you to join us for a short social period after the meeting and enjoy a glass of wine.

This will be the last SAC meeting until the fall.

There is a new SAC website <http://sunrisehoacouncil.org>.

Greg Moxness of STE did a great job developing the site and pre-loaded all SAC contact list members as users. That means you are able to logon and see the non-public SAC content, but to also collaborate on the various topics in the community forum. You can use your email address or your userID, which is <First name>.<Last name> (e.g. John.Doe) The default password is case sensitive <Last name>123 (e.g. Doe123) which you can change using the "Lost your password?" process on the logon page.

Discussion:

John Flanagan likes the idea of working with other HOA's and is talking with one other SAC member about sharing costs of Buffle grass spraying.

Volunteer Liaison by Wendy Reed

No Report

Old business: None

New business:

It was agreed by the Board that we will not ask residents to have an identifying sticker for their helmets. Rather we would ask all residents to have a good neighbor policy towards resident bicyclists and not cause safety issues by confronting them while riding.

Member Comments: None

Next regular meeting of the SMR HOA Board will be held on May 8, at 6:00 pm in the SMR Clubhouse.

Meeting adjourned at 7:20.

Secretary, Susan Arbuckle Date

President, Larry Glasser Date