

**Minutes of Sunrise Mountain Ridge Homeowners Association
Board of Directors Meeting, May 8, 2018**

Call to Order: President Larry Glasser, called the meeting of the Board of Directors to order at 6:20 PM, May 8, 2018, in the SMR Clubhouse.

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

1.2 Directors Absent-

1.3 Committee Chairs Present: Leslie Adams – Hospitality, Alan Frankle – Publications, John Mitchell - Archives, Kathleen Flaherty – Data base

1.4 Committee Chairs Absent: Angie Perryman – Resale, Jim Edwards- Neighborhood Watch, Cynthia Clark – SAC Representative, Wendy Reed – Volunteer Liaison

1.3 Guests and Committee members: Jim Warner

President Remarks by Larry Glasser

Wow! Today is the big day when we'll give our new TV monitor and Zoom Video Conferencing software a first run. Tom Triplett will be joining us from his Denver home. A big thanks to Jim Warner, Paul Greenberg and Ken Smith for making this possible at a cost less than estimated. Well done gentlemen!!

Since the recent Arizona Supreme Court ruling on fines and the appeals process, the Directors have been going over information provided by our legal counsel to develop fines, rules and a process that fit within the framework of the court ruling and the SMR HOA CC&R's. After all our documentation is reviewed and approved by our attorney, we will distribute the information to the full Board. It may take us the summer months to get it all done. If any of the committee chairs have areas of consistent violations that you want to be backed by a fine, please send them to me with your thoughts on the fine amounts for 1st, and repeated violations. Issuing fines will be of the last resort and we will do as we always have done for the past 30+ years: Try to resolve corrective actions on an informal, respectful manner.

I received an email from a resident recently about an issue and referred it to the appropriate Committee Chair to follow up. The Chair followed up and took care of the problem, but there was a time lag before I emailed back to the resident. I think that is a good reminder to all of us that we should maintain good and timely communications back to residents that discuss issues with us. When we do a good job of that, it tells the person that they are important, and since we answer to all members of the HOA, each one is very important.

It is that time of year when half our friends and many Board members leave for cooler climates to see other friends and family. I wish them all safe travels and a great summer. If you are out of town for the summer, be sure to designate one of your committee members to fill in for you in case something needs to be addressed in your absence. Please let Susan Arbuckle know who that "summer" designee is. Thanks.

Discussion:

Larry has sent out a follow up e-mail regarding Violations and fines to the Executive Board. Directors please review and e-mail thoughts to Larry. Community Institute Association has been sending notices to all Directors. Carole Malan asked if any other board members would like to be included on the mailing list. Larry asked Carole to order the book on Roads for \$29 to use for Roads Committee reference.

Secretary's Report: The Minutes of the April 10 Board Meeting were approved as presented.

I will send a Board report template to each director and committee chair before each of the upcoming meetings. This has been a busy month and I have not sent out contractor updates yet. I will get those out to you as soon as possible. Thank you to Joy Jensen who picked up the mail for a week while I was away.

Some Chairperson's are including their telephone and SMR emails in their reports. Shall I include this for all reports?

Discussion: It was agreed that including telephone and SMR emails is not necessary for reports.

Treasurer's Report by: Carole Malan

Cash Balances and Reserve balances through April 30, 2018 were presented. For security purposes these are not published. but can be obtained from Carole Malan, Treasurer, or Susan Arbuckle, Secretary.

April Update:

- 1) The HOA had a big expenditure this month of \$161,695 from the reserve fund for repaving roads.
- 2) There are now only 3 lots that have not paid the January assessments.
- 3) I met with our bookkeeper on Friday to determine procedures for sending out the HOA billing that is due July 1st. Invoices will be mailed to homeowners at the end of May. Our database manager, Kathleen Flaherty, will be printing address labels this weekend to attach to envelopes.

Discussion: New labels with lot numbers included will be printed. Financial reports will be completed in June. Carole will be setting a date in August for submittal of budget requests. Final budget to be completed in October.

Architecture Report by Ken Smith

Date: 2018-5-1

	Pending	Completed	Year-To-Date Completed
AC Project Application	1	7	18
AC Resale Inspections	0	3	10
AC Garage Door Exterior Inspections – Noncompliance or Maintenance Issues	50	31	31

Comments:

- 81 homeowners (27.4% of SMR) received a “Garage Door Maintenance Request” notice on March 5th. To date, 31 homeowners (38% of total receiving notices) have complied with request. 50 homeowners have not yet complied (17% of SMR). Homeowners were asked to complete within 60 days (May 5th).
- Dropbox up to date.

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.

There continues to be no reported problems or issues associated with Dropbox.

Data Base Report by Kathleen Flaherty

No Report

Hospitality Report by Leslie Adams

Happy Hour and MONSOON MYSTERIES – We had a big crowd on Thursday, May 3rd (60-65 people) and Sandy Reith from the Environmental Education Program for Pima County Natural Resources, Parks and Recreation was an exceptional speaker. We look forward to inviting Sandy back for another presentation next year.

Question for the BOD:

We have run out of chairs during multiple events and think it would make sense to purchase another 10 padded folding chairs. Who has the information about where the current chairs were purchased, and to which budget would the chairs be charged? We are happy to present a proposal if it is part of Hospitality.

Leslie and Marc Adams, Hospitality Chairs, hospitality@smrhoa.com or 425-785-1979

Discussion: Paul and Larry will try to come up with a solution for where to store additional chairs. The storage closet does not have enough space and the main clubhouse room needs to be kept clear for yoga class and other events. Larry asked that at each hospitality event, there be made an announcement requesting volunteers for next year's board.

Landscape Report by John Flanagan

Vary large prickly pear area was removed along Bribon, along with many pack rat nests. This month also saw 6 pack rat nests removed at home owner requests. Zone 3 had tree work done along with general cleanup of debris and plant trimming. Zone 4 work began April 9th. Along Chico, the Oleanders were removed with their stumps pulled out. This was a water reduction project with Desert landscaping done replacing the Oleanders. Boulders were removed and area cleaned up below Penoso rip rap. Tio and Rosada riprap along the new curbing was replaced. The maintenance on the Tio endcap was done. Work along Penoso was done removing Cassias, tree work, and sickly cacti removed. Zone 4 work continued with work Along Sendero Chico trimming trees and agaves.

Discussion: John Flanagan reports that additional landscape work will be done on newly renovated traffic circles. Some earth will be removed on Verada Rosada traffic circle.

John has received a bid from Infinity Earthworks of \$7,200 for completion of riprap on Penoso. Larry Glasser recommended that we hold off completing the work until the end of the year when we will have a better idea of the financial status of this year's budget. He doesn't want to incur any expenses that might cause an increase in dues.

John has reached out to neighboring Community to address the Buffleggrass that is growing on the ridge below their houses with an offer to help with the spraying of the grass. Although it is a Pima County Ordinance that such grass needs to be removed, no decision by that HOA has been made.

Neighborhood Watch Report Jim Edwards

No Report

Nominating Report by Tom Triplett

We have two commitments to run for next year's board: John Mitchel and Jay Flaherty. We need at least one more commitment. The May newsletter gave an appeal to the residents to look into running for next year's Board with no results as of yet. I will keep you advised. On a positive note, I have had several comments that there is interest in joining after next year.

Discussion: We discussed whether current board could be shuffled around to fill in vacant positions. Susan reported that she had a strong commitment for the secretary position in 2020.

Publications Report by Alan Frankle

May Newsletter went out on time thanks to Jerry and Linda Moore and Marijo Nagle. June Newsletter material is due by May 20th. Summer Newsletter will go out on July 15th. Due to possible travel plans material will be due July 1st. Marijo Nagle will handle the summer mailings.

Discussion: The subject of how whether to continue monthly newsletters was brought to the Board. Rather than change the current monthly production of the newsletter, it was recommended that Committee Chairs not be required to submit news articles if they have nothing new to report.

Recreation Chair Report by Paul Greenberg

The television set has now been wall-installed and appears to be operational in the desired manner. Comcast has increased the speed of their internet service to the clubhouse to 75/15. We have signed a 2-year contract with Comcast which increases our monthly cost by \$30 (\$99.95/month).

All other recreational facilities are fully operational.

Resale Report by Angie Perryman
SMR Resale Activity for March 2018

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 repaving of Colorada, Tio, and Rosada has been completed. Final invoicing has been submitted and payment made in the contract amount of \$161,695. We were told to expect minor scuffing and separation of the new asphalt in the Rosada and Tio circles caused by the pushing effect of the trash, recycle and delivery trucks. This has happened, but we are told this should even out over time with use of the circles. However, I have informed the contractor, Sunland Asphalt, we are not relieving them of responsibility and want to readdress this matter after our summer and monsoon season. These areas will continue to be monitored throughout the oncoming months.

We have been advised to postpone the seal coating of the newly paved streets until next spring. We will plan the crack sealing of Arroyo Vacio this fall with a follow up seal coating in the spring 2019.

Discussion: Tom repaired one of the lights that was leaning on the median of the Colorado entranceway. The lights will eventually need to be replaced, but in the meantime, if others start to fail, Tom recommended that we have an electrician make repairs.

SAC Report by Cynthia Clark

The April 2018 SAC meeting was held on Wednesday April 25 at 5:00 pm at the SMR Clubhouse. The April topic was "The future of SAC".

Announcement: Territory Road from Craycroft to Grey Mountain Trail will be repaired in 2019 by Pima County.

Discussion included:

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 chairs?
 - 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.

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

Greg Moxness of STE did a great job developing the site and pre-loaded 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.

It appears that now with this website, each committee chair or board member will be able find a wealth of information posted by the other chairs. After the website for SAC is up and running we will just need to avail ourselves of it and post relevant news and articles and ask each other questions.

Future SAC meetings will probably be more topic- oriented and take on a more workshop orientation.

There was a short social period after the meeting.
This was the last SAC meeting until the fall.

Volunteer Liaison by Wendy Reed

No Report

Old business: Larry Glasser complimented the Roads Committee on the road repair and new traffic circles and also Infinity Earthworks for their landscaping of the traffic circles. The new television monitor and software worked great and allowed Tom Triplett to easily see, hear, and contribute to our Board meeting. This new system will make it possible for other part time residents to participate on the board.

New business: None

Member Comments: None

Next regular meeting of the SMR HOA Board will be held on June 12, at 6:00 pm in the SMR Clubhouse.

Meeting adjourned at 7:25 pm.

Signed by Susan Arbuckle, Secretary 6/12/2018 and Larry Glasser, President. 6/12/18.