

**Minutes of Sunrise Mountain Ridge Homeowners Association
Board of Directors Meeting June 12, 2018**

Call to Order: President Larry Glasser, called the meeting of the Board of Directors to order at 6:00 PM, June 12, 2018, in the SMR Clubhouse.

1.1 Directors Present: Larry Glasser – President, Susan Arbuckle - Secretary, Ken Smith-Architecture, John Flanagan – Vice President and Landscape Chair.

1.2 Directors Absent- Carole Malan -Treasurer, Paul Greenberg - Recreation Facilities, Tom Triplett – Roads and Nominations

1.3 Committee Chairs Present: Jim Edwards – Neighborhood Watch Chair

1.4 Committee Chairs Absent: Leslie and Marc Adams – Hospitality, Angie Perryman – Resale, Cynthia Clark – SAC Representative, Wendy Reed – Volunteer Liaison, John Mitchell – Archive Manage, Alan Frankle – Publications, Kathleen Flaherty = Database.

1.3 Guests and Committee members: Jim Warner

President Remarks by Larry Glasser

The Summer Heat is upon us!! And many of the Committee Chairs and Board Members are taking a respite to cooler climates. A BIG THANK YOU to all the Committee Members that stepped up to fill in for the Committee Chairs and Board Members during their absence. Because of their SMR Pride, the Management of the SMR continues through the summer months. Just another example of the quality of people in Sunrise Mountain Ridge that makes this a wonderful place to live.

During this Summer and Fall, the US Postal Service will continue to replace the old mailboxes with new ones. The normal replacement process for each location would be:

—Day One. Remove the old mailboxes and install new ones. No mail will be delivered on this day.

—Day Two. Label the mail boxes with house numbers, match keys to each mailbox, and distribute the mail into them.

—Day Three. The new mailbox keys will be delivered to each resident so they will be able to collect their mail.

If the residents are away when the new keys are delivered, those keys will be placed inside the newly assigned mailboxes and they will need to call 520-303-7230 for the keys to be delivered when they are at home. The USPS has recently replaced new mailboxes at Trocha Alegre and Plaza de Toros. Thanks to Carmen Wiswell and Sandy Glasser for delivering the keys to the affected residents.

We have had a number of complaints about dogs off leash, dogs getting out of the yards, and barking dogs. I plan on discussing this with Jim Edwards and develop an article for the July-August newsletter stating our CC&R rules and the Pima County Animal Control information. Hopefully it will help the situation.

Hoping all of you have a great summer, whether near or far, and we'll see you on September at our next scheduled Board Meeting.

Discussion:

Larry has spoken to Committee Chairs and has begun working on a fee and fine schedule for HOA violations that conform with our current CC&R's as well as with recommendations from David McEvoy, the SMR attorney. This will be presented at our September meeting for further discussion and approval by Directors.

The question was raised about how late dues should be handled. This issue was not covered under the Arizona Supreme Court Decision regarding how HOA's set procedures and collections of violation fines. All present agreed that it the fiduciary responsibility of the board to collect dues from each resident and that it is the homeowner's responsibility to pay HOA dues. Our current CC&R's allow for liens to be made against homes that are not current on dues. At our meeting in September, we will revisit process for determining procedure for assessing liens on delinquent properties.

ARTICLE VII
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of all of its acts and corporate affairs, and to present a report thereof to the members at the annual meeting of the Members.

- (b) Supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;
- (c) As more fully provided in the Declaration, to:
 - (1) Fix the amount of the assessment against each Lot.
 - (2) Send written notice of the assessment to every Owner subject thereto.
 - (3) Foreclose the lien against any property for which assessments are not paid or bring an action at law against the Owner personally obligated to pay the same

Secretary’s Report:

The Minutes of the May 8 Board Meeting presented for approval. Quorum not present. E-mail approval to follow.

Both the annual Rural Metro insurance bill and State Farm insurance bills have been paid and copies of bills added to Dropbox Folder 2.

All contracts current as of June 12, 2018.

Joy Greenberg and Joy Jensen will be picking up mail while I am away June 21 through August 9.

Summer travel schedules will be forwarded to all committee chairs.

Discussion:

Since so few Board members were able to attend this June meeting, the question was raised about whether we should have a June Board meeting. Larry said that 10 meetings were required by our current CC&R’s. It was then asked if we might be able to change our CC&R’s regarding the number of required board meetings. This will be discussed again in the fall.

ARTICLE VI
MEETINGS OF DIRECTORS

Section 1. Meetings. Regular meetings of the Board of Directors shall be held at least 10 months of the year, without notice, at such place, date and hour as may be fixed from time to time by resolution of the Board. Special meetings of the Board may be held as called.

Treasurer’s Report by: Carole Malan

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

May Activity:

- 1) Dues letters have been provided to the bookkeeper and will be mailed out the first week of June. We have included a notice in the June Newsletter regarding where to mail July dues for those owners that are out of town.
- 2) We still have 3 lots that have not paid the January assessments.
- 3) We have transferred \$43,000 from the Chase operating accounts to the Goldwater bank account so that our total Chase balances won’t exceed the \$250,000 FICA limit when the July dues are received.

Start thinking about any unusual financial activity that will be required in your 2019 budgets. Budget Preparations will begin in mid July.

Discussion:

Financial statement showing budget details sent out separately via e-mail to SMR Board.

Architecture Report by Ken Smith

Date: 2018-6-1

	Pending	Completed	Year-To-Date Completed
AC Project Application	0	10	21
AC Resale Inspections	0	1	11

AC Garage Door Exterior Inspections – Noncompliance or Maintenance Issues	46	35	35
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Comments:

- Dropbox up to date.

Discussion: The Architecture Committee is sending a follow up letter to the 46 homeowners who have not yet completed requested garage door maintenance. The AC is also completing an RFP for painting contractors to provide garage door painting at a discount to multiple homeowners.

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

Database current through 5/15/2018.

Hospitality Report by Leslie and Marc Adams

No Report.

Landscape Report by John Flanagan

Last month work in Zones 4 and 5 was completed, which consisted of pruning as well as tree and Oleander removal. Also, the continued removal of rat nests and prickly pear cactus was accomplished. There was a considerable amount of raking, weeding and grooming done in the zones. In zone 5 there was a large Acacia tree removed. A large Agave stock was removed to prevent it from falling on private property.

We have had some issues with some of the meters and as a result Darrin will be replacing faulty parts on 5 meters. The meter at the West pool showed \$1,435.51 of water use, when the water use returns back to normal with the refurbished meter the water company will rebate us the overage.

Neighborhood Watch Report Jim Edwards

- Issued 4 parking permits.
- 1 drip line water leak. Owner notified by phone/email.
- YTD - 9 new homeowners packets delivered by NWC Block Leaders.
- October 16th 2018 - next NWC Block Leader Committee meeting is scheduled.
- Burglary alert e-blast sent to SMR residents.
- Assisted resident with lost postal key.

Our block leaders continue to do an outstanding job of keeping me informed on parking problems, post lights, water leaks, suspicious activity and delivering our newcomer’s welcome packet. They are very pleased with the new welcome packets.

Discussion:

Jim brought up the issue of parking. Contractors on Ferreo have been parking on the sidewalks and in the fire lanes. He has spoken to the contractor without much success. As a partial remedy, he submitted a bid of \$375 to repaint the red fire lane zone markings for Ferreo and Rosada. Larry told Jim to forward the bid to Tom Triplett and the Roads Committee.

Parking continues to be a problem throughout the community. Visitors, landscape crews, and contractors continue to park on the sidewalks which creates hazards for walking and further deteriorates the sidewalks. Homeowners are reminded that they are financially responsible for repairing sidewalks in front of their property.

There was also a question regarding a homeowner who has been parking in area beside their driveway.

*According to the CC&R's, parking is limited to our paved driveways and garages with exceptions for social events and as needed for outside services in which case, parking is permitted on streets.

* Article 12 – Use Restrictions Section 8, of CC&R's

Nominating Report by Tom Triplett

We continue to contact residents inquiring about their interest in running for the Board. We are at the point of asking for commitments from four residents of which little background and ability is known. This is a situation I was hoping to avoid because it represents what I call the “warm body” approach; a term you’ve heard me use before. This was the situation three years ago when we had two people elected only to have them decommit prior to the beginning of the new year of service. Of course, we could be pleasantly surprised with one of these being perfect for the job, but I’d like to have a bit more information on them before approaching them.

Right now our problem is finding the third candidate for 2019. John Mitchell and Jay Flaherty are our two known candidates for 2019. These are two people adding significant strength to the Board. I repeat that interest beyond 2019 looks to be strong with several people showing interest. However, with no third candidate, vetted or not, we will enter next year with a Board of six Directors. The Board can function with only six Directors, but certainly not as smoothly as with the required seven.

Publications Report by Alan Frankle

May Newsletter went out on time. Marijo Nagle provided mailing help to send newsletter to 43 home owners. Next Newsletter is July 15th and will be a combined July and August newsletter. News items must be in by July 1st due to possible travel constraints.

Recreation Chair Report by Paul Greenberg

No report

Resale Report by Angie Perryman

Listed:

- None

In escrow:

- 3 properties

Closed:

- None

Roads Committee Report by Tom Triplett

Roads is working on the 2019 budget. The preliminary budget should be delivered to Carole by the first week of August. The repaving of lower Carrillo will be the 2019 commitment from Reserve for the Board's consideration.

No further report.

SAC Report by Cynthia Clark

No Report

Volunteer Liaison by Wendy Reed

No Report

Old business: None

New business: None

Member Comments: None

Next regular meeting of the SMR HOA Board will be held on September 11 at 6:00 pm in the SMR Clubhouse.

Meeting adjourned at 6:40 pm.

Minutes signed 9/11/2028 by Secretary – Susan Arbuckle and President -Larry Glasser