

**Minutes of Sunrise Mountain Ridge Homeowners Association  
Board of Directors Meeting, November 9, 2017**

**Call to Order:** President, Carmen Wiswell, called the meeting of the Board of Directors to order at 2:00 PM, November 9, 2017

**Directors Present:**

Susan Arbuckle, Bob Cole, Larry Glasser, Paul Greenberg, Tom Triplett, Carmen Wiswell

**Directors Absent:** Sylvia Burton

**Committee Chairs Present:** John Mitchell, Wendy Reed, Roger Wiswell,

**Committee Chairs Absent:** Herb Burton, Kathleen Flaherty, John Ladd, Angie Perryman

**Guests:** John Flanagan, Jim Warner

**Presidents Remarks by Carmen Wiswell**

Welcome to all. It has been a busy month for all board members, but particularly so for several of you. October and early November brought increased workloads for Recreation due to the tennis/pickle ball courts renovation, for Roads with the seal coating of Bribon, for Landscape due to the makeover of the Carrillo Islands and other common area improvements, and for Susan who produced and distributed the Annual Mailer. A special thank you to Susan for changing how the mailer was printed, folded and mailed this year. Her efforts resulted in saving SMR around \$400.00 dollars in printing and distribution costs. Thanks to you all for your work in preparation for our Annual Meeting next week. If any of you have questions about the meeting, please contact Susan or me

**Secretary's Report by Susan Arbuckle**

The October 12 Board Meeting Minutes were approved by the Board.

The Annual Mailer was sent out on November 19, 2017 to 291 SMR residents. At this time, I have received 69 ballots. All ballots received will be given to Sue Triplett and her committee on Monday, November 13 to tally. Sue and her group will also tally votes that are brought to the church the night of the meeting. Additional ballots will be available at the church for anyone who needs to vote and does not have a ballot with them.

Other volunteers who will be helping the night of the meeting have been contacted. Pete Read will be operating the sound system. Wendy Reed will be manning the volunteer sign up table. Joy Jensen and her committee will be helping with name tags. The hospitality committee will be serving refreshments.

I have been in contact with the church to confirm sanctuary set up and sound system. Bill Goeking will set up tables and chairs and get sound system ready.

All annual reports have been sent to me and I have sent out the preliminary minutes to all board members. After looking at director and committee reports, I would like to ask you to come up with a plan for recognizing volunteers on your committees that is consistent and recognizes all.

**Discussion:** Board members agreed to have all volunteers stand after all the Directors have given their oral reports. Carmen will ask all volunteers to stand for recognition.

Additionally, Susan will be sending a copy of the minutes directly to Jim Warner to be placed on SMR Website. Jim asked that all Board members send him items that they want posted on the website.

Bob Cole will be writing a \$100 check to be given to St. Albans church as a donation in appreciation of the use of their church for our meeting.

**Treasurer's Report by Bob Cole**

The SMR Operating and Reserve accounts continue to have positive balance and are in good financial condition. For security purposes, details are not shown on the website. For more information contact Bob Cole, Treasurer, or Susan Arbuckle, Secretary.

**Discussion:**

Bob will be contacting Carole Malan to review Treasurer Responsibilities and Procedures after the annual meeting. He will also be helping to set up new signatures for our bank account and adding new chairpersons to our credit accounts.

**Architecture Report by Larry Glasser**

Our work during the fall continues to be busy as we have accomplished the following:

—Approved a retractable fabric awning, which led to some discussion on colors and weathering. As our resident ADR content expert, Martin Alkin, pointed out most all that we discussed are already in the ADR's. A fine testament to all those that have put that important document together over the years.

—Approved the outside frame color for 4 in-kind window/sliding glass door replacements. It appears to be the time of year that all our resident are thinking about better window for heat and cool retention.

Approved 2 outdoor lighting fixture styles and colors. We try not to be too narrow-minded on these approvals, but do want to make sure they adhere to our Dark Skies ADR's and have the right colors. We also want to make sure they are within some limits of consistent style for our area. This latter area is very broad as our original lights are not manufactured anymore. Most of our residents know this and do a great job.

—We submitted 3 Resale Inspections as this is also the time of year our homes usually are on the real estate market. We have noticed that most of them are not on the market very long.

Thanks to Art Schwartz, we have developed a color chart that shows all the allowed SMR home colors that can be given to residents that request them. With the Neighborhood watch Chairman and the Board, we would like to provide a number of copies to be place inside each new homeowner packet that Neighborhood Watch distributes.

—We will have clarifications to the 2018 ADR's in two areas: Back Yard Ramada's, Retractable Awnings and Fabric Shade Sails; and Concrete paving and repair for driveways and sidewalks.

**Archive Report by John Mitchell and Herb Burton**

We continue to maintain the folders in Dropbox to ensure that the relevant documents are archived. In addition to the Dropbox cloud backup, we back up all the Dropbox files on an external hard drive.

As discussed in the October Archive report, the Board reports for a number of committees are not being backed up in Dropbox. John has returned to Tucson and will be contacting some of you individually to help ensure that the location where you create and save your reports links to Dropbox.

**Data Base Report by Kathleen Flaherty**

No Report

**Hospitality Report by John and Susan Ladd**

We have three Hospitality events scheduled for the rest of 2017 and one awaiting a date to be scheduled. We will be having a celebration at the new Tennis/Pickle ball Court upon completion for the "Grand Opening" as soon as it is ready for residents. Our movie night will be held on November 17, 2017 and on December 10, 2017 is the new REVISED date for the annual Holiday Party. We will be serving refreshments again this year for the attending residents at the 2017 Annual Meeting on November 14, 2017. Also under Hospitality will be the 2018 Season for the Pot Luck Dinners. The first Kickoff and sign up will be hosted by Mary and Harlan Lyso and will held at the Annual Meeting on November 14, 2017.

**Landscape Report by Sylvia Burton**

The Landscape Committee and Infinity Earthworks are in the midst of our end of year planting throughout SMR. Of note: the enhanced landscaping on the end cap at Bribon and Colorada, the two islands on Carrillo, the common area on Pico del Monte where the salt cedar tree was removed and a common area on Bribon where two large trees were removed earlier this summer. Stump grinding will take place following the planting work. It is our goal to accomplish the list of projects presented by our zone reps by the end of

the year which features improvements in all zones. Our ongoing assault on pack rat nests continue with special attention being paid to the large low growing mats of prickly pears throughout SMR. This prickly pear removal will continue as the zones are worked on in regular rotation. We look forward to working in the tennis court area as soon as the construction and site restoration is accomplished. Buffelgrass removal and spraying also continues now that the weather is cooler and that, also, is a major ongoing project. My sincere thanks to all the zone reps and committee members who continue to improve our landscape with their great ideas and hard work. Dick McGann and John Flanagan deserve special thanks for their help during the summer months.

### **Neighborhood Watch Report by Roger Wiswell**

The Neighborhood Watch Committee Meeting scheduled for Tuesday, October 17, 2017, was well-attended. We covered a variety of topics including the committee's duties, program philosophy, and a review of SMR's welcome packet contents. A very good idea was presented by one of our Block Leaders who recommended that we include in our packet a letter encouraging SMR volunteerism. Wendy Reed produced an excellent letter for our use, and it is now included in the packet. Thank you Wendy. This meeting also offered me the opportunity to introduce Jim Edwards to committee members. With the 2018 Board's approval, Jim will Chair the 2018 Neighborhood Watch Committee.

### **Nominating Report by Tom Triplett**

No report. Our work for 2017 is complete, but I encourage everyone's involvement in seeking and recruiting future directors.

#### **Discussion:**

Bob Cole brought up the problem of the current cycle of Director selection, Currently the cycle is 3/3/1 meaning that for two consecutive years there are 3 new Directors and the following year; one new director. This affects continuity and difficulty of filling Director slots. Tom Triplett is aware of problem and will be talking with other Directors about this practice and ways to address the problem.

### **Publications Report by Herb Burton**

The November newsletter was posted on the SMRHOA website and announcements emailed. Jerry Moore did the November mailing. Kathleen Flaherty and Jim Warner handled the electronic posting and distribution. Alan did the newsletter layout. Thank you all.

The next newsletter will be published and distributed on or before December 1. Please get your inputs to Alan and me (his email is [afrankle@boisestate.edu](mailto:afrankle@boisestate.edu)) by November 22. Please be sure to send inputs to both of us.

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.

### **Recreation Chair Report by Paul Greenberg**

Pool facilities – All pool facilities are working correctly, except that we are experiencing a small leak in the sand filter for the East pool filtering system. We are attempting to repair it with the "seen on TV" gook to mend the tiny hole. It will be great if it works. If it isn't successful we will need to investigate replacing the large filter tank.

Tennis/Pickle Ball Court – Once again the completion schedule had to be extended due a combination of things such as need for more curing time, road repair work on Bribon, to last-minute debates regarding reusing the old fence network versus replacing it. At this time, the contractor has agreed to replace damaged fence with new fencing and to paint both the new and old fence and posts using an electrostatic paint process. The contractor will also be reinstalling the old wind screen. The fencing will be installed this week followed by the painting of the court surface. The anticipated completion should be in the next two weeks. At that time we will have multiple awning companies prepare their estimates for installing an

awning over the bump-out seating area, reinstalling the water fountain, and inviting the residents to “serve the ball”. There will still need for landscaping work to be done but that will be outside the court area.

Yoga continues its weekly program.

I would like to propose the Board accept Jay Flaherty as an additional member of the Recreation Committee

**Discussion:**

Board approved addition of Jay Flaherty to the Recreation Committee.

**Resale Report by Angie Perryman.**

Listed: 4651 N. Arroyo Vacio, 6920 E Paseo Penoso, 6850 E Pico del Monte

In Escrow: 1 Property

Closed: 6750 E Paseo Penoso

**Roads Committee Report by Tom Triplett**

The seal coating of Loma del Bribon was successfully completed Tuesday, October 31, to Thursday, November 2. We also successfully slurry coated the Colorada walking path. I believe the walking path is in much better condition after the slurry than initially anticipated. Time will tell, but we may have bought five years or more from this process to the walking path before replacement will be necessary.

**SAC Report by Wendy Reed.**

The SAC meeting was November 8, 2017 from 5:30 to 6:30 at the SMR Clubhouse. The guest speakers included three Sunrise HOA presidents (including our own Carmen Wiswell) who discussed homeowner engagement. Martha Wright is the new President of SAC. Roger Wiswell announced the Adopt a Road event on November 11. One of the topics covered was the condition of Territory Road which SAC members hope will be replaced.

**Volunteer Liaison Report by Wendy Reed.**

No Report.

**Old Business:**

**Non Resident Bicyclists:** Homeowners have reported that large groups of bicyclists are still riding in SMR. They continue to ignore our No Trespassing/Non resident Cyclists Prohibited signs, speed, run stop signs, and use both lanes of our roads. Our streets are private and we carry a liability for residents and cyclists who use our roads. The following suggestions were made:

- John Mitchell volunteered to work with local bike shops and bike clubs to end the use of our roads.
- We add log stumps as a maze at east entrance from Painted Quail Rd.
- We wait to see if riders will eventually stop trespassing.

The Board agreed that something more effective than signs be implemented. The Landscape and Roads committee will talk to Darrin about installing log stumps at east entrance.

**New Business:** New Directors are asked to come to the December 14 Board meeting.

**Member and Guest Comments:**

John Flanagan reported that he had received an e-mail from a renter who would like the SMR Board to take action against a resident who is flying a Confederate flag. This topic was addressed at our October Board meeting. Our current SMR rules only dictate the placement and size of flags. Our attorney advised us at that time that we legally cannot force the removal of flags and if we tried to do so and were taken to court, would likely lose the lawsuit. SMR also has a good neighbor policy which directs neighbors to address each other directly over disputes before bringing the dispute to the board. At this time it is unknown if any resident has contacted the resident who is flying the Confederate flag.

**Next regular meeting of the Board of Directors** will be held on December 14, at 2:00 PM in the SMR Clubhouse.

**Meeting adjourned** at 3:45 PM.

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**Secretary** **Date**

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**President** **Date**