

**Minutes of Sunrise Mountain Ridge Homeowners Association
Board of Directors Meeting, December 14, 2017**

Call to Order: President, Carmen Wiswell, called the meeting of the Board of Directors to order at 2:08 PM, December 14, 2017

Directors Present: President: Carmen Wiswell, Vice President and Architecture Chair: Larry Glasser, Treasurer: Bob Cole, Secretary: Susan Arbuckle, Landscape: Sylvia Burton, Roads and Nominating: Tom Triplett, Recreation: Paul Greenberg.

Directors Absent: None

Committee Chairs Present: Hospitality Chairs: Susan and John Ladd, Neighborhood Watch: Roger Wiswell, Publications: Herb Burton, SAC and Volunteer Liaison: Wendy Reed

Committee Charis Absent: Archive Manager: John Mitchell, Database Manager: Kathleen Flaherty, Resale Manager: Angie Perryman

Guests: John Flanagan, Ken Smith

President Remarks by Carmen Wiswell.

Welcome board members and guests to this last meeting of the 2017 SMR-HOA Board. After serving on the board for the past three years, I can honestly say that this year has been unusually challenging and busy.

A few high points: completion of a redeveloped tennis/pickle ball court; resurfacing of a portion of Loma del Bribon; development of an updated and very attractive website; and, implementation of erosion control measures on Paseo Penoso.

While we were all hard at work managing our individual areas of responsibility, this board also faced and successfully resolved a significant number of difficult issues. The actions this board completed were solidly considered and supported by us all. This united approach allowed us to address issues in a positive manner and to the satisfaction of the majority of our homeowners. Along this line, I received a letter from SNAP that confirmed a generous donation to them in honor of this year's Board of Directors, so please know that your efforts are recognized throughout the community. I thank you all.

Following this meeting, there will be an organizational meeting to be attended by the 2017 Directors. The purpose of this meeting is to establish 2018 board assignments. The seven 2017 Directors must attend this meeting; the remainder of the board is invited to sit in if you'd like.

In closing, I once again wish to extend my sincere appreciation for your good work this year and for the unwavering support you have provided me. It has been an honor to work with you during my two years as SMR-HOA's Secretary and as this year's HOA President.

Secretary's Report by Susan Arbuckle.

The November 9 Board Meeting Minutes were approved as written.

I would like to thank all the volunteers who helped to make the SMR Annual Meeting run so smoothly. Sue Triplett, Sandy Glasser, Elisa Mitchell, and Marijo Nagle tallied ballots and Joy Jensen and Fran Calene greeted people and gave them nametags. Wendy Reed took names of prospective volunteers. Pete Read set up the sound system and the Hospitality Committee served refreshments and counted the number of people in attendance.

- A total of 290 ballots were mailed out to lot owners and 136 ballots were signed and returned either before or at the meeting.
- The date for the 2018 Annual meeting will be November 13, 2018.
- A draft of the 2017 Annual minutes was submitted to Jim Warner and are now posted on the SMR website.
- Thanks to Alphagraphics at 6628 E. Tanque Verde for assisting with the printing of the mailer and envelopes.

Treasurer Report by Bob Cole:

For security purposes, we have included only a summary of the December Treasurer Report.

The SMR Operating and Reserve funds remain in a positive financial state. All 2018 budget items will be funded and the reserve fund will continue its growth toward 75 % of total Operational fund amount. The purpose of reserve fund is to protect against any catastrophic expense or expenses that might arise. Dues letters for the first half of 2018 were sent out on December 1.

For itemized account of Treasurer's report contact 2018 Treasurer, Carole Malan, or Secretary, Susan Arbuckle.

Architecture Report by Larry Glasser.

We have had a number of inquiries on proposed projects from Corbel/Rafter/Roof Repair to Patio reconstruction to wall repair. It looks to be another busy season for the Architecture committee.

- We have approved Door/Window frame exterior colors, retractable awnings, and closing a garage door window with matching adobe block/brick.
- Resale inspections on homes for sale continue at a brisk pace. We had another 3 since the last report. We have scheduled another resale inspection class for Committee Members in February to keep consistency in our inspections.
- In 2017, we had an emphasis with the Roads Committee on sidewalks that posed a tripping situation. This year we are going to emphasize replacing extremely cracked and crumbling sidewalks. We will first encourage through our newsletters and then follow up with specific homeowners.
- Thanks to our President and our Mail Carrier, there is a new mailbox complex at Sendero Chico and Pico Del Monte. Now all the USPS mailbox/parcel box replacements are completed, the locations noted and a request for proposal will be sent out to paint contractors after the holidays. Once the bids are received and a contractor selected, we will come to the Board for their approval of the funds to begin the work.
- We have revised and clarified a few items in the Architectural Design References. We will present them to the Board in January for approval.

I'd like to thank the Architecture Committee for doing such a great job this year. They are a dedicated group of individuals and I've enjoyed working with them very much. We have cancelled the January 2018 Architecture Committee Meeting and will handle any pressing issues by email

Archive Report by John Mitchell.

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 of the Dropbox files on an external hard drive. We have also worked with some board members on Dropbox issues.

Our plan is to contact the new Directors and Committee Chairs after the first of the year and work with them to establish Dropbox on their computers. Hopefully, by starting off "right" we'll avoid problems later.

Database Report by Kathleen Flaherty.

The Database is up to date.

Hospitality Report by John and Susan Ladd.

We are at the end of our three plus years on the SMR Hospitality Committee and ready to turn over the baton to Marc and Leslie Adams. We have had several meetings with the Adams and we'll be on the Hospitality Committee to aid in the transition. We feel confident that they will serve the residents of SMR well.

We just finished our last events as Co-Chairmen of Hospitality which were the Grand Opening of the newly redone tennis/ pickle ball courts which was a super hit complete with demonstrations on the court and champagne and live music. It was well attended. Then to end the year we had the Annual Holiday Brunch where we had a crowd of 94 SMR residents enjoying super food and drinks. They brought gift items for children which filled three huge bags which we took to the TMC Children's Hospital for kids in the hospital over the Holidays.

We have enjoyed our stay helping on the Board and serving the residents of SMR. It was a rewarding experience.

Landscape Report by Sylvia Burton.

The regular scheduled Landscape Committee meeting was held the afternoon before the regular Board Report so this brief report summarizes the agenda for that meeting. The agenda for the meeting was a review of this past year's activities in the seven zones. The zones were re-designed in 2017. Zone 3 was divided in half and a new zone 7 was created. The zone reps presented reviews of activities in the seven zones and submitted suggestions to John Flanagan about possible projects or improvements in the zones for 2018. We are proud of our many improvements in all zones this year. New landscaping projects were completed throughout SMR as well as continued major buffelgrass removal activity which is ongoing. A major thrust to remove prickly pear plants is a new goal. End of year stump removal is

our last project in December. Sylvia thanked all past and present zone reps for their faithful and valuable contributions to the committee. Working together we leave a beautiful landscape to be enjoyed by all.

Discussion: Paul Greenberg addressed the need for replacement of brown rock dressing at edges of tennis court. It was agreed that a similar rock will be ordered by the Landscape committee and paid out of the Recreation budget.

Neighborhood Watch Report by Roger Wiswell.

The Neighborhood Watch Committee has nothing significant to report to the Board this month. This is my last Report to the Board as SMR's Neighborhood Watch Chairman. It has been a pleasure to serve this community and to work with all of you.

My best wishes to you all for a happy holiday season

Nominating Report by Tom Triplett.

A thank you goes out to the 2017 Nominations Committee members: Susan Arbuckle, John Ladd, Norm Rebenstorf and Wendy Reed. A reminder to all we are seeking three director positions for 2019: President, Recreation Chair and Roads Chair. As we all meet neighbors, SMR friends and new SMR residents please keep in mind our need to fill these Board positions as well as committee positions

Publications Report by Herb Burton.

The December newsletter was posted on the SMRHOA website and announcements emailed by December 1. John Rourke did the December mailing. Kathleen Flaherty and Jim Warner handled the electronic posting and distribution. The next newsletter will be published and distributed on or before January 1, 2018. Please get your inputs to Alan and me (his email is afrankle@boisestate.edu) by December 23. 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.

Some good news to end the year: we mailed only 88 paper-copy newsletters this month. As new people move, most opt for electronic delivery. And we have more advertisers than ever.

Recreation Chair Report by Paul Greenberg

Tennis/Pickle Ball Court – HEAR YE, HEAR YE, HEAR YE: the court project is finally near its end and the courts are open for play. A few loose ends still need to be completed including having an awning of some sort erected over the bump-out area, signage, chairs/benches and a clock for the seating area, and final landscaping around the outside of the fencing. So, so many people were involved in various capacities to produce a facility that I believe we can all be proud of. The opening day celebration provided by the Hospitality Committee was held on December 3rd with eats and champagne, and music provided by Jim Halterman. A large crowd was on hand and many tried pickle ball play for the first time. We also had people express interest in organizing a tennis group which Bill Salisbury will work on after we publicize it in the next newsletter.

Pool facilities – All pool facilities are working correctly. The West pool heating system has been turned off for the winter period, while the spa at that pool will continue to be heated throughout the year.

Yoga continues its weekly program.

I would like to propose the Board accept David Feingold as an additional member of the Recreation Committee.

Discussion:

The Board approved David Feingold to the Recreation Committee

Resale Report by Angie Perryman.

SMR Resale Activity for November 2017

Listed:

4251 N Camino de Carrillo

4389 N Camino de Carrillo

6920 E Paseo Penoso

6850 E Pico del Monte

In Escrow:

2 properties

Closed:

No properties closed in November

Roads Committee Report by Tom Triplett.

Wrapping up the 2017 Roads Committee work, I'm pleased with the results we achieved. Hind sight suggests we could have taken on more necessary asphalt replacement. However, our Reserve was pushed with the tennis court replacement, and waiting an additional year for the more major street replacement may be well worth while. At this writing we remain committed to the replacement of inbound Colorada, Rosada and Placita del Tio in 2018. This could result in as much as two weeks of street disruption. The work is being planned for April.

A thank you goes out to the 2017 Roads Committee: Todd Hansen, Jim Kercheval, Mont Mury and John Rourke.

SAC Report by Wendy Reed.

Cynthia Clark to take over as SAC representative following approval in January.

Volunteer Liaison Report by Wendy Reed.

In 2018, Wendy is planning on attending different committee meetings and then writing an article for the monthly newsletter to describe committee activities and volunteers in action.

Old Business: None

New Business:

Larry Glasser announced an organizational meeting for the 2018 Board on Friday, January 5, at 2pm in the SMR Clubhouse. In addition, all committee chairs were asked to bring names of 2018 committee members for approval by the new Board to the first SMR board meeting on January 9, 2018.

Member and Guest Comments:

Carmen Wiswell recognized the efforts of the 2017 Board members in her closing comments.

Larry Glasser, incoming President, thanked Carmen Wiswell for her dedication as President of the 2017 SMR Board as well as other members of the 2017 Board.

Next regular meeting of the Board of Directors will be held on Tuesday, January 9, at 6 pm in the SMR Clubhouse.

Meeting adjourned at 3:20 pm.

Signed by:

Secretary, Susan Arbuckle and President, Larry Glasser

Date: 1/9/2018