

**THIRTY-FIFTH ANNUAL ASSOCIATION MEETING MINUTES OF SUNRISE MOUNTAIN RIDGE  
HOMEOWNERS ASSOCIATION**

**November 13, 2019, 7:00 PM**

**Call to Order and Opening Remarks by Jim Warner:**

Welcome to the Thirty-Fifth-Annual Association Meeting of the Sunrise Homeowners Association. Thank you all for coming tonight and thank you to St Alban's for allowing us to use their church for our venue.

The purpose of this Annual Meeting is to elect one Director to the Association's Board and to transact other lawful business outlined in the agenda distributed to you in the Annual Mailer. No other business can be conducted this evening, nor can the board entertain any items that require our deliberation. New business and items requiring board deliberation occurs at our regularly scheduled open business meetings. The board's next business meeting is scheduled for Thursday, November 14 at 9a.m. in the SMR Clubhouse. Any HOA member may attend our open meetings.

Jim Warner welcomes new homeowners and asks them to stand and introduce themselves.

**Introduction of Board and Committee Chairs by Jim Warner:**

**Directors Present:**

Jim Warner, President and Website  
Larry Glasser, Architecture  
Susan Arbuckle, Secretary and Nominations  
Carole Malan, Budget & Finance Manager  
Jay Flaherty, Recreation Facilities  
John Mitchell, Roads and Archives  
Eloise Gore, Landscape

**Committee Chairs Present:**

Leslie and Marc Adams, Hospitality  
Jim McAlister – Neighborhood Watch  
Alan Frankle - Publications  
Wendy Reed – Volunteer Liaison

**Committee Chairs Absent:**

Cynthia Clark – SAC Representative

**Quorum:** Susan Arbuckle confirms that a Quorum of homeowners representing 65 lots is present; meeting the requirement of at least 10% of 291 HOA Members or 30 lots.

**President's Report by Jim Warner:**

Sunrise Mountain Ridge remains the envy of the area due to all the hard work that the Board, Committees and volunteers do to maintain the pleasant environment of the neighborhood. Our reward for all the work that they do is rising home prices and fast sale turnaround times. I want to thank all of them for the work they have done and they will report to you their specific accomplishments.

Susan Arbuckle is the board secretary and has many jobs including organizing this Annual meeting (along with her committee) to give all of you a report of the Board's work during the past year. I think the most important aspect of her job is to keep me on schedule with reports, signing important documents and help me stay within our CC&Rs and bylaws.

Carole Malan is the HOA Treasurer and has done a great job this year transitioning our financial duties to Cadden Community Management company. In addition she was responsible for managing the production of the Reserve Expense study, 2020 operating budget, HOA taxes and audit.

Eloise Gore and her committee take care of our common area landscaping. It seems so bland to say it that way because the neighborhood has a beautiful desert look but with an artistic point of view.

Larry Glasser and his committee provide SMR standards guidance to residents when they are remodeling and maintaining their homes. Their work helps to maintain high property values.

Jay Flaherty has done an excellent job of maintaining our pools, tennis court and clubhouse. Using the pools and hot tubs are like going to a spa to relax. The recreation committee also keeps the recreation areas clean and supplied with TP.

John Mitchell and his committee had several roads resurfaced in the neighborhood and will continue with that work through 2020. John also did a very good job of keeping all residents affected by the road work up to date on what was being done through email and personal visits.

Jim McAlister and the Neighborhood watch committee have done a very good job of keeping everyone alerted to the latest credit card, IRS, Medicare etc. scams. They also make sure our streets are properly lit during the evening hours and tell us ways to keep our properties safe.

The Hospitality Committee led by Marc and Leslie Adams hosted several events for the neighborhood this year. All the events were a success because everyone had a good time and there were NO arrests made.

I would also like to acknowledge all the hard work of Herb Burton (database), John Mitchell (archive), Alan Frankle (newsletter), Wendy Reed (volunteer liaison), Cynthia Clark (Sunrise Association Council) and Angie Perryman (SMR sales).

The SMR website contains a great deal of information for the homeowners including CC&R's, newsletters, minutes, a link to Cadden for payment of assessments, the calendar and other important information. The address is [smrhoa.com](http://smrhoa.com)

I want to say thank you to everyone for your contributions to the residents of Sunrise Mountain Ridge.

Respectfully submitted by Jim Warner, President

### **Secretary Report by Susan Arbuckle:**

Minutes of the Thirty-Fourth Annual Association meeting, November 13, 2018 were presented. No corrections were made, therefore the minutes stand approved as presented. Susan announced that a copy of the 2018 annual minutes will be available on the SMR website at [smrhoa.com](http://smrhoa.com). A draft of the 2019 Annual minutes will also be found on the SMR website.

Susan announced a correction to the ballot. It should read **YES**, SMR should transfer \$27,730, (the surplus of the 2018 operating budget over the actual operating expenses for the year) to the Association's Reserve Fund rather than saying that the surplus funds were from the year 2019.

Last, I would like to thank the members of my committee who helped pick up mail, count ballots, and work at the check in tables for the annual meeting. They are Sandy Glasser, Joy Greenberg, Joy Jensen, Elisa Mitchell, MaryJo Nagle, and Sue Triplett.

Respectfully Submitted by Susan Arbuckle, Secretary

### **New Business:**

Jim Warner asked Susan Arbuckle to present the Nominating Committee report and to introduce the candidate to fill one Director vacancy in 2020.

### **Nomination Report and Introduction of 2020 Board members by Susan Arbuckle**

The Nominations Committee is tasked each year with recruiting Directors as well as Committee Chairs for the new board and to find replacements for vacancies that occur throughout the year. I would like to thank Joy Greenberg, Tom Triplett and Wendy Reed for their help with recruiting for these openings. They made announcements at social events, made recruitment signs which were placed at the mailboxes, and talked to many people about serving on the Board.

Tonight, we are happy to put forward Barbara Carbajal's name to fill the Director position of Secretary. You have had an opportunity to read Barbara's biography which shows what a great addition she will make to the Board. I would like to introduce you to her at this time. Barbara is a California transplant whose most recent job was as assistant to the President of British Petroleum in America. Barbara has a history of volunteerism and while in California, volunteered through her church to help Brothers Helpers, a group that feeds the homeless in LA. When she and her husband Hank, moved to Sunrise Mountain Ridge, she joined the architecture committee and has served on it for the past two years. Susan introduces Barbara Carbajal.

Additionally, Allen Hile has agreed to serve on the Board in 2020 as our Volunteer Liaison. Allen and his wife Eloise Gore have been wintering in SMR since February 2015 and in June of 2018 they became full time residents. Before retiring and moving to Arizona, Allen was an attorney for the Consumer Protection Bureau of the Federal Trade Commission. In the course of his nearly 40 years at the FTC, he litigated scores of lawsuits against telemarketing

fraud operations, Internet fraudsters, pyramid schemes and the like. One of his favorite projects was implementation of the FTC's Do Not Call Registry, which, before the advent of Internet-based telephone and international robocalls, was quite an effective tool for consumers wishing to reduce the number of unwanted telemarketing calls they received. Allen is delighted to be living in SMR, and highly values the numerous new friends he has made here.

As I mentioned in my opening, we sometimes need to fill vacancies that occur due to early resignations. The person who fills these vacancies is appointed to serve out the director's term and then has the option of continuing on as an elected candidate.

This past year, we needed to fill two such vacancies and were very fortunate to have Larry Glasser take over as Architecture Chair and Eloise Gore take over as Landscape Chair. They have both been able to step in and with the help of their committees continue the good work done by their predecessors.

Larry has served on the Board for four years as Architecture Chair for three years and President for one year. He will continue to serve on the architecture committee.

Eloise Gore was appointed to Landscape Chair in December of 2018. You might have met Eloise at the pickleball courts, or out walking in the neighborhood. Eloise was born and raised in New York City and attended NYU and Georgetown law school. She moved to Washington DC in 1978 and worked as an attorney from 1979 to 2015 for three Government agencies including the Federal Trade Commission where she met Allen, the US Department of Commerce and the Federal Communications Commission. Eloise currently volunteers as a Medicare Counselor for Pima Council on Aging in addition to her volunteer work for SMR.

Eloise brings enthusiasm, focus, and great organizational skills to her role as Landscape Chair. Under her leadership, the landscape committee has worked with homeowners, other committees, and Infinity Earthworks to create a happy partnership with continued improvement to our common areas and individual properties.

There will be two new appointments to the Board in 2020.

Janet Pearce Foster will be appointed as Architecture chair for the year 2020. This will complete the third year of the original vacated term. Janet stepped forward recently in response to the e-blast that was sent out and the recruitment signs placed at the mailboxes. Janet is a new resident to SMR and brings great experience in design from her years working in Maine on the design of buildings for several non-profits. She has experience with advising and negotiating with committees on those projects and has already met with our architecture committee to review their procedures and projects.

It is my hope that at our next year's meeting, Janet will be elected to continue on as Architecture Chair.

There is one more vacancy that has occurred which we still have not filled. We need someone to step forward to finish the remaining one year term of Treasurer. As you can imagine, this is one of the most important positions on the Board with responsibility over both our operational and reserve budgets. However, this is not a one person job and the treasurer does not need to be an accountant. The financial committee has helped with putting together budgets, obtaining and reviewing reserve studies, and setting assessments. In addition, the Board in 2018 contracted with Cadden Community Management company to work with the Treasurer to approve and pay invoices, send out semi-annual assessment notices, track resale activity, and assist with banks and credit card companies.

As you can imagine, we are very concerned that this position has not been filled and will work with a volunteer to make this position as easy as possible. We have three past treasurers and a financial committee member who have offered to help the new treasurer with the work. We simply must have a Treasurer. Cadden can take over some of the additional responsibilities of the position at an added cost to our contract of \$75 per hour but we still are required to have a Treasurer. Please contact me or Carole or anyone on the Board if you would be willing to take over this position for the upcoming year. My e-mail is [nominations@smrhoa.com](mailto:nominations@smrhoa.com)

Respectfully submitted by Susan Arbuckle, Chairman Nominations Committee

Jim Warner introduces Harlan Lyso. Harlan and Mary Lyso have been organizing the Pot Luck series of dinners for the past 6 years. They organize groups of 6 to 8 people who get together several times a year to share a meal. This program, in its fifteenth year is a great way to get to know others in the community .

#### **Call for Vote for candidate and Reserve Fund Question by Jim Warner**

If you have not voted, please vote for the candidate and the Reserve Fund Question which would transfer the \$27,730 surplus of the 2018 operating budget to the SMR Association's Reserve Fund.

#### **Jim Warner announced break and refreshments provided by Hospitality Committee**

**BREAK – 15 minutes**

#### **Jim Warner introduced remaining Directors who gave their annual reports.**

### **DIRECTOR REPORTS**

#### **Architecture Committee Report by Larry Glasser**

The Architecture Committee did 21 Resale Inspections for properties sold in the SMR HOA this year. Surprisingly, many of these properties sold in the summer, which is quite unusual. We live in a very desirable community where most properties sell within a few weeks. One of the key reasons is because our residents maintain their properties and work with the Architecture Committee to ensure that the homes are updated to all the Architecture Design Reference (ADR) standards. Every realtor we have talked to reiterates that maintaining our architecture standards has added to the value of our homes and that is beneficial to all of us.

We were very busy this year with project applications for exterior changes. The Committee received 36 applications ranging from driveway replacement to installing solar panels to expanding existing rooms. Most of these applications were approved within a couple of weeks, while some of the more complicated types took a month or two. We recommend to all our residents to get the applications in early so that your project won't be delayed.

Every year the AC does a SMR Architecture survey to see how our homes comply with the CC&Rs and the ADR's, which preserve the Mission Style standard of our HOA. Our Zone Reps look at each house from the street to see if there are any visible items that may need maintenance. The majority of homes don't need any maintenance, but a few need some minor maintenance, usually painting the front light post or garage door. This year we sent about 80 requests asking residents to make needed improvements on their properties. Of those, 50 have been completed (60%). It was a little surprising to me that 40% of those notified chose not to do regular maintenance improvements. Regular maintenance is so vital in keeping our property values at high levels.

We will be conducting another Architecture Survey in January 2020 and will be sending out "Friendly Reminders" in February and March. We have revised our process and notifications to be friendlier, but we all must realize it is our responsibility to keep our homes in accordance to the Architecture Standards. By everyone being conscientious on this, all our property values will continue be maximized—and that's a win/win for everyone.

To this end, the committee has created a green tag that can be hung on the front door handle or mailed if the resident is away. On it the committee has created a check list of items that need to be repaired, replaced, etc., along with a friendly request to address the items that have been checked.

The Committee has been researching and developing a data base for every house in the SMR that will include project approvals, Resale Inspections, and maintenance requests. We hope to implement it in 2020, so the AC will have complete record of all architectural items that have been done to each residence.

The Architecture Committee has accomplished a lot this year and I'd like to recognize them: Bob Cole, Jim McAlister, Angie Perryman, Carol Alkin, Martin Alkin, Chuck Blacher, Dianne Kercheval, Barbara Carbajal, Dave Peterson, Jim Reeves, and Larry Glasser. If you are interested in helping SMR to maintain its great architecture style and help our neighbors, please come join us. You can contact any committee member or come to our committee meetings.

We are thankful to have a very qualified volunteer for the Architecture Chair for next year. Janet Pearce Foster has resided in SMR HOA for about a year. She has been associated with the design industry for over forty years. Prior to moving to Tucson, she lived in Maine where she advised several non-profits on building projects. She has also served on a Board of Directors and consulted on the design and construction of a new church. She and her husband are sailing enthusiasts, with their two Weimaraners, have sailed the Atlantic coast, the Bahamas and the Caribbean. With Janet's past experience, I'm confident that she will do an excellent job as the Architecture Committee Chairperson.

I'd like to thank the Board, the Architecture Committee and all the SMR Homeowners for giving me their support this year and though I won't be Chairman next year, I'll be on the Architecture Committee to help with a smooth transition.

Respectfully submitted by Larry Glasser, Chairman Architecture Committee

## **Budget and Finance Report by Carole Malan**

### **2019 Accomplishments:**

1. First, I'd like to thank the Budget and Finance Committee members who assisted me this year. Thanks to Mary Yaconiello and Bob Cole.
2. Reserve Fund – The Reserve Fund is similar to a savings account. Current owners contribute funds for the use of the common areas so that when the replacement of our facilities is needed, the funds have been saved and we can purchase replacement assets. This has worked well for the HOA in the past 3 years. Since 2017 we have spent \$390,000 repaving our roads and \$90,000 replacing the tennis court. In 2020 we will spend another \$170,000 finishing our roads projects.
3. Reserve Study - Every 3 years the HOA looks at all of our community's assets and prepares a Reserve Study to update the estimated cost of replacing our assets and the estimated time that they will need replacement. The study was updated in 2019. I would like to thank Chris Steele, an SMR homeowner, for leading the efforts in this update. The results of the study indicate that SMR needs to increase its reserve fund balances, and we have increased our reserve fund contribution in the 2020 budget.
4. Financial Management – In January 2019 we switched our financial accounting to Cadden Community Management. Homeowners are now able to receive assessment bills through email. I hope this is helping with those of you who spend parts of the year in other locales.
5. 2020 Budget – Assessments for 2020 will be \$1,450. The increase is due to the additional operating expense for seal coating several roads, and to increased reserve assessments to shore up the reserve fund account balances.
6. Audit Report – Our CC&R's require that we undertake a yearly audit. The audit for 2018 was completed in February 2019 by Jennifer Phillips, CPA. She issued an unqualified opinion for SMR which is the best opinion an organization can receive.
7. Treasurer Position – After two years of being the Treasurer of SMR, I am stepping down at the end of December. We do not have anyone to replace me. If you are willing to volunteer for this job, please speak with me. Right now we have not identified a Treasurer for 2020.

Respectfully submitted by Carole Malan, Treasurer

## **Landscape Report by Eloise Gore**

2019 has been my first full year as Chair of the Landscape Committee and it has been – overall – an excellent experience. I will take the opportunity of this Annual Report to describe what Landscape does and why it is rewarding and satisfying to serve on this Committee. In the course of this description, I will also highlight our accomplishments this year.

First and most important, I want to introduce our Committee members and describe which of the eight SMR Landscape Zones they represent.

Sue Triplett represents Zone One, which consists of all of Carrillo, from Tanuri to Bribon. Sue has been on the Committee for 18 months.

Jan Leuenberger represents Zone Two, which includes the south side of Bribon, all of Rosada, and the East Pool. She has been on the Committee for four years.

Sue Cole is our Committee Secretary and now represents Zone Three, which is the north side of Bribon and Trocha Alegre up to Toros. She is one of our longest serving members and has been on the Committee for 15 years.

Janet Gething now represents Zone Four, which includes part of the east side of Colorada, part of Chico and all of Placita del Tio and Penoso. Janet has been on the Committee for almost four years. While Janet was away over the summer, Marc Adams took care of Zone 4.

Greg Adams represents Zone Five, which includes Toros, Vacio and the upper part of Trocha Alegre. Greg has been on the Committee for seven months.

Wendy Malone represents Zone Six, which includes Pico, part of Chico, and long stretches of north and west Colorada. Wendy has been on the Committee for an extraordinary 18 years!

Sandy Glasser represents Zone Seven, which includes Colorada Hill and the West Pool. She has been on the Committee for five years.

We have a vacancy in the new Zone Eight, which includes all of Ferreo and the Common Areas at Ferreo and Bribon. We welcome new volunteers!

Dennis and Mary Nowick are Part-time Committee members, helping out in several zones over the summer when the regular zone reps were out of town, and Dennis is going to represent Zone 8 on a temporary basis. Suzann Mohr and Leslie Hammond also served on the Committee earlier in the year. And Dick McGann is ad hoc Counselor to the Committee. He mentored me when I started out and continues to oversee the critically important program to control invasive grasses, including the infamous Buffelgrass.

All of the Committee members are terrific. They care about the SMR Landscape overall and their respective zones in particular.

I must also mention our Landscape Contractor, Darrin Seidel and his Infinity Earthworks team. Darrin has been working at SMR since 1993. He oversaw and implemented the transformation of our community from a water-guzzler centered on non-native plants to the beautiful desert garden we are today, embracing Xeriscape goals that have reduced our water usage from 42 water meters (irrigation points) in 1994 to 11 water meters today. I am pleased that in 2020 we are going to expand the number of hours Darrin and his team will spend at SMR. When I read his daily reports and monthly summaries, I am reminded of all the work he and his team get done in the hours they are here. I hope that with his expanded hours next year, we will be able to get more of the maintenance and enhancement work done more quickly, despite the unexpected emergencies that inevitably arise.

So what does Landscape do and what have we done this year?

The Landscape Committee was created by Article XI of SMR's original Covenants, Conditions, and Restrictions (CC&Rs), which established the fundamentals for the development of our properties and Association. The Landscape Committee is responsible for all the landscaping in SMR, including the Landscaped Common Areas and the Natural Common Areas, as well as the appearance of front yards for each home. Of course, our role varies depending on the area. We oversee and maintain the Landscaped Common Areas, whether planting new cacti or removing weeds or trimming trees. In the Natural Common Areas, we preserve their natural desert character. And in the front yards, we monitor weeds, ground cover, and debris and remind homeowners to address problems when they arise. In all common areas, we have responsibility for erosion control and elimination of invasive plants, particularly those that present fire hazards.

Landscape's work this year has been the usual challenging blend of maintenance tasks and enhancement projects. We have approximately 37 acres of Landscaped Common Areas, the maintenance of which requires weeding; removal of dead or ailing plants, fallen branches, leaves, and seed pods; elimination of invasive species; removal of pack rat nests; and tree-trimming and sucker removal. Spring 2019 was a record year for wildflowers, but after the show, the spent flowers had to be removed. Similarly, all that welcome rain brought record growth of agave and yucca stalks. We all monitored stalk status and Darrin's team did the tough job of cutting off these huge stalks and later chopping up and removing the dried agaves. They take all plant debris and deposit it in the dumpster at the bottom of Bribon near the East Pool. Although we try to reduce the number of plants requiring water, we still must have irrigation for some of the flora, especially in the summer. Irrigation lines mean the danger of leaks and need for repairs, often on an emergency basis. All of this work continues year-round. I don't know how Darrin and his team can do this bending, kneeling, and heavy lifting during the summer heat.

One of Landscape's most important jobs is fighting back against Buffelgrass, Fountain Grass and other invasive non-native plants that are highly flammable. Our efforts over the past four years have eliminated these invasive grasses

from entire hillsides and washes in SMR's Natural Common Areas. These areas are now filled with mostly native low growing plants; e.g., the hillside behind the East Pool and the wash on Tanuri. In 2019 we focused on the areas in SMR that had not previously been addressed or that were resistant to our past removal efforts. Darrin assigned one of his team to spend several days spraying in these areas in the far reaches of the Natural Common Areas during the monsoon season. Landscape will continue these efforts in 2020 because these invasive grasses present the biggest risk of fire in Pima County.

To keep SMR looking sharp, we also undertake special projects. This year, for example, we focused on Carrillo Hill, eliminating non-native and thirsty plants and replacing them with cacti and agave, a project which is still ongoing. We also completed the Bench Area on Bribon, which was begun in 2018. The new plantings there are complete although not yet fully established. Darrin and his team hand-water new plantings until they are established, especially over their first summer. Recently we have turned our special attention to the East Pool, filling the pots with new plants, and completing the perimeter plantings for both aesthetic and security reasons. This project includes a new Agave Garden behind the spa, also still in progress, as well as new plants to screen the solar coils that were installed earlier this year to help heat the pool more efficiently. We are currently working on the West Pool landscaping to conserve water. This project will continue into 2020.

As much as possible, we recycle our plants to minimize buying new plants. We have many agave pups that we can remove and replant successfully. We have also successfully moved small ocotillos and cholla. By the way, we really appreciate the plant donations we received from residents this year. We have gotten some wonderful golden barrels from several neighbors, as well as the stellar array of plants from Bob Nichols when he redid his garden. Thank you to all who have shared their gardens with all of us.

Our Committee works closely with the Recreation and Roads Committees, because our responsibilities often overlap. When Roads replaced the lights along Colorada, Darrin and his team installed the new fixtures. We also work with Roads on erosion issues. Our irrigation lines at the pools are shared with the pool irrigation system, so we coordinate with Recreation when there is a leak or other problem. In addition, early this year, Darrin and his team worked on the landscape around the new tennis/pickleball courts.

The other aspect of the Landscape Committee's work is communicating with our neighbors. Every Committee member writes a report every month and reviews what's going on in their zone. They look at the common areas and at the front yards. Most yards look great year round, but sometimes the owner is away, and the weeds get out of control or a branch falls or a barrel cactus topples over. We did have a few "resident issues" this year, but I am pleased and proud to say that almost all of them have been resolved. Most of the time, a friendly email, call or personal visit is all that is necessary. On a few occasions, we need to send additional reminders, but we all respect each other, and eventually the issue is resolved. The Zone Representatives generally handle these zone issues on their own and describe them in their monthly reports. Sometimes I get involved, too, especially when a resident requests that we address an issue in a common area. We like to be able to say Yes and take care of whatever the issue is right away. Sometimes, we wait until the next time Darrin and his team will be in that zone. But whenever there is situation that is dangerous, we correct it immediately, such as bushes creating a traffic hazard or a stalk about to fall.

So, here's why I so enjoy working on the Landscape Committee. Last year at this time, I knew very little about irrigation (what's a backflow?) or undesirable, albeit native, plants (aren't prickly pears pretty?) or what happens down at the bottom of Bribon (what's that big dumpster about?). Since then I have learned a lot and have much more to learn. Most of all, I enjoy working with our Committee members and our contractor, Darrin, and his team. It is very gratifying to work with such dedicated members of the community, all of us pulling in the same direction: to keep SMR looking good and to make it as beautiful as possible within our budget. My colleagues care as much or more about their zones as they do about their own yards. There is much friendly jockeying for money from our budget for new plants and decorative rock covering, all to enhance what we all see every day. And I have met so many neighbors and learned so much. Of course, I like the compliments better than the complaints, but I learn from the complaints, and I feel a sense of satisfaction when we can resolve someone's problem.

I want to invite anyone who is - or might be - interested in volunteering for the Landscape Committee to contact me. I am very happy to say more about what we do and to encourage your participation now or in the future.

Respectfully submitted by Eloise Gore, Chairman Landscape Committee

## **Recreation Report by Jay Flaherty**

First off, I want to thank all of the volunteers that keep the recreation facilities in top working order throughout the year. Some of those tasks include handling the trash and restroom supplies, the ongoing management of the tennis/pickle ball court reservation system, those who provide consultation and assistance with the pickle ball and tennis courts, the Book Nook, summer water aerobics, recreation keys and special recognition to Nancy Bower for 20 years of yoga classes at the clubhouse.

We started off the year by installing a solar heating system at the East Pool. The heating coils were installed south of the pool wall in an area that would not disturb the magnificent views we enjoy from the pool and spa area. To date, we are realizing approximately a 30 percent savings in gas heating costs. Paul Greenberg was the visionary and leader of this project and Chris Steele provided financial analysis. They should both be commended for this project. We will perform a full year evaluation of the savings in March 2020.

After a vandalism incident at the Tennis/Pickle Ball court in December the Board decided to install a security system at both the East and West facilities. The security cameras have been helpful in alerting us to trespassing incidents and to take action when necessary. They also seem to be a deterrent to anyone considering unauthorized use of our facilities.

The East Pool deck was repaired and recoated in late summer. We will evaluate the need to repair and recoat the West Pool deck in 2020. Our pool and spa equipment is functioning well given the age of the facilities. EKonomy provides our pool servicing and we are fortunate to have one of the best pool technicians in Tucson working with us.

The Tennis Pickleball court padlock has been replaced with a keyed deadbolt to make entering and exiting the court easier. The pickleball nets were upgraded this year as heavy pickleball play began to wear on the portable nets that we were using. We will evaluate the need to replace the wind screens at the court in early 2020. The new court surface is holding up well.

One last note, our SMR housekeeper Maria Haro has informed me that she will be retiring after 20 years of dedicated service to SMR. If you happen to see Maria over the next few weeks, please thank her.

Thank you for allowing me to serve the SMR community. It has been a great experience.

Respectfully submitted by Jay Flaherty Chairman Recreation Committee

## **Roads by John Mitchell**

In 2019, the Roads committee repaved some older roads and engaged in preventive maintenance on others. The original roads in SMR were constructed about 30 years ago. The useable life of a road in Arizona is in the range of 30 years, and so the replacement of all of the original roads is necessary.

Repaving Placita de Carrillo, Sendero Chico, and in- and outbound Camino de Carrillo from the intersection with Tanuri to north of the mailbox islands was a major project carried out. The repaving process, termed RPR, involved removal of the asphalt, pulverizing the removed asphalt, and then mixing some ground asphalt with fresh asphalt used for repaving.

In addition, the south curb of Camino de Carrillo at the intersection with Tanuri was moved about three feet further south to provide a wider access to Carrillo and to prevent vehicles, including large trucks and those with trailers, from driving over the landscaping. Striping was added to further encourage drivers to keep away from the inbound curb. This was more-or-less successful.

The diameter of the landscaped circle on Placita de Carrillo was reduced by six feet to allow vehicles, most notably trash and recycle trucks, to more easily navigate the circle. The grade on Camino de Carrillo and Placita del Carrillo was altered slightly to promote better water runoff to the existing drainage washes. These alterations have been successful.

In late spring, Vereda Rosada, Placita del Tio, and inbound Colorada from the intersection with Tanuri to the intersection with Loma del Bribon were seal coated. These roads had been repaved in 2018 and were then seal coated following the standard practice of seal coating a road within a year of being repaved. .

New light fixtures were installed on the 17 posts on the divided section of Colorada. These replaced the current fixtures that had deteriorated due to weather. LED bulbs with long life and low energy usage were installed.

The guardrail along lower Camino de Carrillo between Placita del Carrillo and Via Bronzino was replaced. The coating of the original guardrail had been repainted and the paint was flaking off in spots, which was unsightly.

As part of the 2019 budget year, the stop bars on all of the intersections will be repainted. Many of the bars were faded and some were non-existent on recently repaved intersections.

Our plan is to complete virtually all of the necessary road repaving by the end of 2020. We have issued a Request for Proposals to repave the west section of Paseo Penoso, Pico del Monte, and the upper section of Via Colorada from the intersection with Loma del Bribon to Sendero Chico. This work would be performed in early 2020. That would leave only Via Bronzino and the east Clubhouse trash access road with original roadbed.

We will need to seal coat newly paved streets within a year. There is a new seal coat product (HA5) that has the promise of significantly extending the life of a road. The committee plans to have the company distributing the product make a presentation on its features.

The additional minor projects that may be undertaken in 2020 include:

1. Seal coating Paseo Penoso, Pico del Monte, and the upper section of Via Colorada. These are the roads that will be repaved in early 2020.
2. Crack sealing Camino Ferreo. The roadbed is cracked but the cracks appear to be stable, so crack sealing may not be necessary.
3. Erosion control for the hillsides above Via Colorada and Camino Carrillo.

The Roads Committee consists of Todd Hansen, Jim Kercheval, Mont Murry, Dennis Nowik, Tom Triplett, and Carmen Wiswell. They have willingly contributed their time and expertise in the important task of maintaining SMR roads. In addition, a number of residents have volunteered their time to help facilitate access to residents on streets under construction, including Gary Elia, Larry Glasser, Paul Greenberg, John Ladd, Jim McAlister, and Dick McGann. Allen Hile provided valuable advice on the selection of light fixtures for Via Colorada. Chris Steele conducted the literature search on HA5 that provides information on its value. Lastly, road repaving is a very disruptive process, and the projects could not have been accomplished without the cooperation of the SMR residents.

Respectfully submitted by John Mitchell, Chairman SMR Roads Committee

**Jim Warner reminds members that all other committee reports were included in the mailer.**

Jim Warner introduces Tom Triplett who reports that he would like residents to sign petitions to build a cell tower somewhere in SMR. Cell service in SMR has been a problem for quite some time and now he is planning on following up an earlier effort to have one built. He supplied sign-up sheets for all the cell phone providers.

**Membership Comments, Questions, Discussion: Jim Warner called for comments and questions.**

Open the meeting up for member comments with a few rules of order:

- Comments, questions, and discussion are limited to HOA members.
- There is a five minutes time limit imposed for each issue. If speakers who support one line of thinking on a particular issue use the entire five minute period, I will ask if there are any members who wish to present a differing view.
- We all must maintain civility; interruption and cross talk will not be allowed. In addition, members cannot question one another – all questions and comments will be addressed to me and I will proceed from there.

Call for comments or questions.

**Presentation of Elections Results by Susan Arbuckle:**

154 Ballots were received either through the mail or at the meeting. Barbara Carbajal was elected to serve as a director on the SMR 2020 Board. Additionally, the amount of \$27,730 will be moved to the Reserve Fund.

**Meeting Adjourned at 8:00 p.m.**

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**Secretary -Susan Arbuckle**

**Date**

**President – Jim Warner**

**Date**

**2019 COMMITTEE CHAIR REPORTS AND OTHER BUSINESS AS WRITTEN AND SENT TO ALL  
SMR RESIDENTS IN ANNUAL MAILER**

**COMMITTEE REPORTS 2019**

**DATABASE**

The Database supports internal management operations of the HOA as required by law, such as ownership, tenancy, mailing and email lists. The database also contains Emergency Contact information. The emergency contacts can include relatives near and far, local resources such as landscapers and handypersons, as well as noting neighbors or friends who have a key/access to your home. It is very important to keep your emergency contact information up-to-date, especially if you are away for extended periods. The information has benefitted many residents when emergencies, e.g. water leaks, have occurred.

Please note that we will send HOA official mail to only one mailing address. Any seasonal forwarding is the homeowners' responsibility.

The HOA Directory will be printed in February, please send your updated phone/email information and any changes in your emergency contacts as soon as possible to: [database@smrhoa.com](mailto:database@smrhoa.com)

Respectfully Submitted, Herb Burton - Database Manager

**ELECTRONIC ARCHIVE**

The Electronic Archives Committee is responsible for managing the electronic reports of the SMR Board and Committees using the web-based filing and storage application Dropbox. This allows the Board Members and Committee Chairs to share information and to access previous reports.

During 2019, the Electronic Archives Chair periodically backed up the Dropbox files on a separate hard drive, which is in addition to the automatic backing up of files on the Dropbox archive site. Additionally, the Chair worked with the incoming Board members individually to help them become familiar with the operation of Dropbox. Board members have become comfortable with using Dropbox to archive the activities of their committee.

The help and advice of Herb Burton in accomplishing the Chair's duties are greatly appreciated.

Respectively submitted, John Mitchell – Archive Manager

**HOSPITALITY**

The Hospitality Committee serves the resident homeowners of SMR. Our primary goal is to provide social gatherings throughout the year for SMR residents. In addition, we also plan and host a gathering specifically for new homeowners. This event provides a chance for new residents to get to know each other, learn a little about SMR, and meet our SMR Board of Directors.

All residents are invited to all events and we encourage you to come, meet, and mix with your friends and neighbors. The SMR Clubhouse and occasionally the pool deck, offer ideal venues for our events. Our fantastic committee makes our job easier and much more fun!

We would like to extend our deepest appreciation to our 2019 Hospitality Committee members: Julie Andersen, Barb Carlson, Kathie Flaherty, Leslie Hammond, Sharon & Felix Kaufman, Jim & Dianne Kercheval, Susan & John Ladd, Mary & Harlan Lyso, Jim & Mattie McAlister, Mary & Dennis Nowik, Becky & Norm Rebenstorf, Art Schwartz, and Carol Sumner. Also thank you to the residents that have pitched in to set up and clean up. Your help is truly appreciated.

Respectfully submitted, Leslie and Marc Adams - Hospitality Chairs

## **NEIGHBORHOOD WATCH**

The Neighborhood Watch Program is organized by the Pima County Sheriff's Department. The program's philosophy centers around citizens helping to keep their communities safe by being active, involved, and aware.

SMR's Neighborhood Watch Committee is made up of 24 volunteer Block Leaders who are assigned specific homes to look after throughout our community. Newspapers, phone books, garbage cans, recycle bins, etc. left in front of our homes are signs that nobody is home. Your Block Leaders pick these up to protect our properties and perform other vital functions for SMR. They are a valuable resource to our residents -- get to know them and contact them if you have questions, concerns, or other needs. They know your street. A list of Block Leaders name, telephone numbers, and email addresses is posted on the bulletin board at the east pool, and on the SMR web site.

At our March meeting, the Neighborhood Watch Committee offered a Crime Prevention presentation in the SMR Clubhouse. The event was well attended by our residents. Jim Williams, Pima County Sheriff's Auxiliary provided information regarding the scam quad activity, and also offered practical suggestions on how to prevent and/or address criminal activity in our community. At our October meeting, John Walka from Rural Metro, gave a talk on the services that Rural Metro provides for their members

During 2019, our committee has performed many welcome visits to new residents. These residents were given a welcome packet containing information concerning Neighborhood Watch, the Harried Homeowner Helper Guide, our Book Nook, the Homeowners Guide and Directory and other services available to SMR residents. In addition, committee members provided an overview of our recreational facilities, Architecture Committee and Landscape Committee functions, and SMR's CC&R requirements regarding outside post light requirements, and on-street parking limitations. If your Block Leader contacts you concerning your post lamp being out please take care of the problem. Since we do not have street lights in SMR, it is very important for the safety of the community that your post lamp be on every night.

To date, there have been 3 criminal events in SMR this year; 2 burglaries and a contractor's trailer was broken into. We need to continue to make certain that we have someone looking after our properties when we are absent and to keep your emergency contact information current in the SMR database.

As mentioned above, the Neighborhood Watch Committee has 24 Block Leaders. When the opportunity presents itself, please take a moment to thank them for their service.

Respectfully submitted, Jim McAlister – Neighborhood Watch Chairman

## **PUBLICATIONS**

Eleven newsletters have been produced and distributed since the last annual meeting. Beginning in September 2019, the newsletter is only available on the SMR website, thereby saving SMR money on printing and mailing costs. We have also introduced the SMR Gallery where homeowners can share photos of wildlife and beauty that make SMR special. This addition seems to be quite popular as the number of contributors continues to increase.

We carry advertising in the newsletter to help reduce our publication costs. If you know persons or businesses that provide services of value to SMR residents, please encourage them to contact me via email or phone to discuss placing an ad.

The annual Homeowners Guide and Directory was produced and distributed in February of 2019. It draws information from the SMR HOA database. If you want to change any of your information for the 2020 directory, please update your information by the end of January 2020. You can update your information by downloading and completing the current update form from our website, picking up a form this evening from Pat Frankle, or sending an email to [smr\\_data\\_update@smrhoa.com](mailto:smr_data_update@smrhoa.com). We plan to distribute the 2020 directory in February 2020.

The Association's website has become the main source of information for homeowners. The website is updated frequently and contains the most recent newsletters, Clubhouse calendar, agendas and minutes from Board meetings, SMR rules, and Neighborhood Watch Program block contacts, landscape zones, the Harried Homeowners Helper and other useful information. The Internet address (URL) for our website is [www.smrhoa.com](http://www.smrhoa.com). I am pleased to report that

the website is maintained by Jim Warner, SMRHOA president. It continues to improve and provide important information for all.

I also extend a big thank you to Marijo Nagle for her assistance in mailing the newsletters and annual Homeowners guide and Directory.

I very much appreciate the cooperation of the board members and committee chairs that submit content for the newsletters and the website.

Respectfully submitted, Alan Frackle - Publications Chair

### **SAC**

SAC stands for Sunrise Association Council and is made up of the twelve Fairfield communities here in the foothills of Tucson. Representatives from each of these communities meet to share information – current and historical.

This past year, a new SAC website ([sunrisehoacouncil.org](http://sunrisehoacouncil.org)) was created and is maintained by Mr. Greg Moxness. An example of the public information that you will see is the description of the Kolb to Sunrise Road project which will increase the two lane road to a three lane road with a turnabout to be built at Territory and Kolb. This will be completed in 2020.

Officers and Directors have access to additional private information needed for collaboration.

For Cynthia Clark by Susan Arbuckle

### **VOLUNTEER LIAISON**

The Volunteer Liaison has made efforts to encourage residents of Sunrise Mountain Ridge to contribute to the smooth running of our community through participation in the HOA. Working with the Nominating Committee to find the best candidates for upcoming positions on the board and helping committee chairs find volunteers have been part of these efforts.

There have been volunteer sign-up opportunities at various SMR social events held at the clubhouse and an information table at the Annual General Meeting encouraging volunteer interest.

A “Volunteer Fair” has been suggested to further encourage participation in our HOA. A social event attended by board members, committee chairs and some enthusiastic volunteers would be held to inspire potential volunteers, answer questions and generally promote the values of a self-managing HOA. Invitations would go out to all residents. In addition, already in the works, a volunteer appreciation event is planned, and will be held as part of Hospitality’s social calendar.

Respectfully submitted, Wendy Reed - Volunteer Liaison

### **WEBSITE**

The SMR website ([smrhoa.com](http://smrhoa.com)) continues to be the informational focal point for the community. The website contains important information and documents including the CC&Rs, bylaws, recreation facilities and neighborhood watch rules. The current board members names, email addresses and telephone numbers are also available.

In addition, the website carries all of the newsletters of the current year, up to the current month, as well all of the newsletters from the previous year. The same is true for the board meeting minutes and the previous year’s annual minutes.

The user interface for the website continues to undergo changes to allow easier and more logical access and maintenance. This will continue throughout the life of the website based on industry changes and resident requests.

The website was also used to display photos and videos of wildlife supplied by our residents. I hope to expand this during 2020 to include other areas of interest such as flora, home repairs, cat and dog pictures, recipes etc.

Respectfully submitted, Jim Warner – Website Manager

**SUNRISE MOUNTAIN RIDGE HOA BUDGET COMPARISON 2019 AND 2020  
PREPARED BY CAROLE MALAN – SMR TREASURER**

	2019 Budget	2020 Budget
<b>Projected Income</b>		
Operating Assessments	\$237,559	\$253,500
Misc. Income	1,200	1,400
Newsletter Advertising	<u>1,000</u>	<u>500</u>
<b>Total Operating Income</b>	\$239,759	\$255,400
Waste Recycle Assessments	28,845	29,710
Reserve Fund Assessments	116,806	133,000
Investment Income	3,500	4,800
<b>Total Income</b>	<u>\$388,910</u>	<u>\$422,910</u>
<b>Operating Expenses</b>		
Administration	\$13,750	\$10,700
Finance	15,725	14,535
Recreation	64,200	65,000
Landscape	122,175	127,324
Roads	11,850	24,000
Risk Management	6,000	7,200
Hospitality	4,000	4,000
Income Taxes	<u>1,800</u>	<u>2,600</u>
<b>Total Operating Expenses</b>	<u>\$239,500</u>	<u>\$255,359</u>
Waste Recycle	28,845	29,710
Reserve Fund	<u>240,000</u>	<u>190,000</u>
<b>Total Expenses</b>	<u>\$508,345</u>	<u>\$475,069</u>

	<b>Net (Decrease) in Cash</b>	<u>(\$119,435)</u>	<u>(\$52,159)</u>
	<b>Homeowner Assessment per Lot</b>	<u>2019</u>	<u>2020</u>
<b>Operating and Reserve Assessment</b>		\$1,219	\$1,348
<b>Waste/Recycle Assessment</b>		<u>99</u>	<u>102</u>
<b>Total Assessment per Lot</b>		<u>\$1,318</u>	<u>\$1,450</u>
<b>Semi-annual Assessment</b>		\$659	\$725
	<b>Reserve Fund Comparison</b>	<u>2019</u>	<u>2020</u>
<b>Balance January 1-Actual</b>		\$503,839	\$433,743
<b>Reserve Assessment plus Interest Income</b>		122,576	137,800
<b>Transfer from Operations</b>		27,730	
<b>Reserve Expenditures</b>		<u>(220,402)</u>	<u>(190,000)</u>
<b>Projected Reserve Fund Balance-End of Year</b>		\$433,743	\$381,543
<b>If Reserves 100% Funded, Balance Would Be:</b>		\$718,306	\$628,848
<b>Actual Reserve Percent Funded</b>		60.3%	60.7%