



Sunrise Mountain Ridge

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THIRTY-SEVENTH ANNUAL MEETING MINUTES OF SUNRISE MOUNTAIN RIDGE HOMEOWNERS ASSOCIATION November 9, 2021, 7:00 PM

Meeting via Zoom video conference

Call to Order and Opening Remarks: Jim Warner

Welcome to the Thirty-seventh Annual Association Meeting of the Sunrise Homeowners Association. Thank you all for attending tonight.

Jim welcomed new homeowners to their first Annual Meeting.

The purpose of this Annual Meeting is to elect three Directors 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, December 9, 2021 at 9:00 am via Zoom video conference. Any HOA member may attend our open meetings via Zoom.

Introduction of Board and Committee Chairs: Jim Warner

Directors Present:

President: Jim Warner
Vice President and Recreation Chair: Jay Flaherty
Treasurer: Neil Schneider
Secretary: Barbara Carbajal
Architecture Chair: Janet Pearce Foster
Landscaping Chair: Eloise Gore
Roads and Nominating Chair: John Mitchell

Committee Chairs Present:

Archive Chair: John Mitchell
Database Chair: Herb Burton
Hospitality Co-Chairs: Colleen McAuliffe, Ron Flynn
Neighborhood Watch Chair: Bob Shaff
Publications Chair: Alan Frankle
Volunteer Liaison: Allen Hile
Website Chair: Jim Warner

Quorum: Barbara Carbajal confirms that a Quorum of 35 lot owners are present, meeting the requirement of at least 10% of 291 HOA Members or 30 lots.

Secretary Report by Barbara Carbajal

Minutes of the Thirty-sixth Annual SMR Association meeting, November 10, 2020 were presented in the Annual Mailer. No corrections were made, therefore, the minutes stand approved as presented. Barbara announced that a copy of the 2020 annual minutes will be available on the SMR website at smrhoa.com. A draft of the 2021 Annual minutes will also be found on the SMR website.

I want to thank all the "village angels" who helped me this past year, especially John Mitchell, Herb Burton and Joy Jensen and my ballot counting committee, Maureen Armijo, Joy Greenberg, Marijo Nagle and Sue Triplett. They all helped make it possible for me to do this job.

New Business:

Jim Warner asked John Mitchell to present the Nominating Committee report and to introduce the three candidates to fill three Director vacancies in 2022.

Nomination Chair: John Mitchell

The Nominating Committee has the responsibility to recruit and nominate members to serve as Directors on the SMR HOA Board. I would like to thank the members of the committee who have helped in this process this year: Marc Adams, Allen Hile, Tom Triplett, and Carmen Wiswell. Their help and advice in securing candidates for the Board and Committee Chairs has been invaluable.

This year, we have three vacancies on the Board due to the expiring terms for the President and two other Board members. I would like to introduce the candidates for the Board and give a brief summary of their qualifications.

Greg Adams: Greg has been active in several SMR volunteer activities. For the last three years he has been a member of the SMR Landscape Committee. Recently he led a special committee responsible for the development of the 2021 SMR Reserve Study & Analysis that was completed late this summer. Greg has held senior and executive management positions with national and international banking, asset management and investment fund management companies. As a Commercial Real Estate Lender in the late 70's, Greg was involved in the development and construction financing for the first phase of Fairfield In The Foothills. This connection ultimately led Greg, and his wife Cheryl to buy their home in SMR in 2006.

Colleen McAuliffe: Colleen and her husband, Ron, are currently co-chairs of the Hospitality Committee. During the last year they have been successful in organizing a number of hospitality events in spite of the Covid 19 pandemic crisis. She has also served on the Landscape Committee. Before moving to Tucson, she was a mediator and taught classes in conflict resolution for a small non-profit organization in Seattle. Prior to that she held executive positions in the mortgage banking division of 2 large regional banks. She started her professional career as a teacher.

Bob Shaff: Bob volunteered as a Neighborhood Watch Block Captain to get to know his SMR neighbors. He then volunteered to be the Neighborhood Watch Chair and has served as Chair for two years. He had a 26-year career with IBM and then started his own consulting company, Customers for Life. He was named top salesman for IBM's Western Region in 1971 and was President of the Rotary Club of Tucson in 2003-2004.

At the request of a few residents Jim read his letter provided in the Annual Mailer.

Jim Warner introduced the remaining Directors who gave their annual reports.

DIRECTOR REPORTS

Architecture Committee Report by Janet Pearce Foster

I'll start by stating the obvious: 2021 was one helluva year.

Dealing with the uncertainties of covid was a priority pretty much across the board. For the Architecture Committee this included taking our meetings online. We all learned to Zoom and, in fact, we embraced it as meetings seemed to be more streamlined.

As last year, this year's committee was patient and supportive of its chair. Specifically, Cheryl Adams stepped up as Alternate Chair and kept the approvals processes responsive and efficient and ran several meetings in my absence. She spearheaded and served on several subcommittees. My thanks to her and to the committee for not missing a beat.

In addition to Cheryl, I'd like to recognize the balance of our committee: Martin and Carol Alkin, Chuck Blacher, AnneBeth Burgess, Bob Cole, Nancy Heiser, Linda Jones (recording secretary), Ken Nelson, Dave Peterson and Jim Reeves for their engagement, energies and spirit. We have an excellent team that works with deliberation and respect to support each other and our fellow homeowners. And, as in 2020, special thanks to Angie Perryman for designing, implementing and maintaining the Architecture database and, in particular, for her role as Resale Manager.

The year's statistics:

	2021	**2020**	**2019**
Resale Inspections	17	18	21
Project applications			
- Approved	30	27	36
- Denied or revised	7	3	N/A

In other committee work, members unanimously voted to uphold the guidelines put forth in the Architectural Design Reference (ADR) which state "The traditional SMR look is "Mission Revival Architecture." In addition, the Board of Directors also voted to support the Architecture Committee in its commitment to the guidelines. To aid residents in their choices, specific examples showing characteristics of the Mission Revival style are being reviewed and put on the Architecture link of SMRHOA.com.

In conclusion, I would like to thank those residents who submitted projects or made inquiries or, in certain cases, offered the benefit of their experience and/or expertise. It's always best if all of us contribute to the quality of life and living within our SMR community.

Budget and Finance Report by Neil Schneider
2021 Accomplishments:

1. First, I'd like to thank the Budget and Finance Committee members who assisted me this year. Thanks to Mary Yaconiello, Dick Grisham, John Rourke, Carole Malan, and Bob Cole. Special thanks to Bob and Carole for serving as a sounding board and providing insight from their experience. Their combined years of past experience have provided very helpful guidance to me as a newcomer this year.
2. Reserve Fund – We completed a Reserve Fund study in 2021. Special thanks to Greg Adams who headed the project. The study indicated that we should increase our reserve fund balance. Our funded ratio is projected to be about 58% at the end of 2022. We do believe that our reserve expenditures in the upcoming years will be significantly lower and that our reserves will build over time.
3. Operating Expenses – Through September, the latest data available as this report is being written, our operating expenses are running about 6% below budget, and we expect to remain below budget for the year. We anticipate positive net operating income for the year.
4. Financial Management – In 2019 we switched our financial accounting to Cadden Community Management. Homeowners are now able to receive assessment bills through email. Cadden also offers the ability to pay assessments via automatic bank transfer. Also, we remind everyone that they can pay the entire annual assessment in January, instead of two semi-annual payments. Many homeowners who travel in the summer find that more convenient.
5. 2021 Budget – Assessments for 2022 continue at \$1,450 for the year. We expect that continuing at this level will allow us to cover operating expenses. We anticipate that in coming years assessments will need to be increased in order to meet increasing operating expenses. Our current plan is to increase fees by \$25/unit per year in both 2023 and 2024.
6. Audit Report – Our CC&R's require that we undertake a yearly audit. The audit for 2020 was completed in May 2021 by Scott Meyer, CPA. He issued an unqualified opinion for SMR which is the best opinion an organization can receive.

Landscape Report by Eloise Gore

Thus far (January through October), 2021 has been an exceptionally good year for SMR Landscape. We began the 2021 zone maintenance rotations in Zone 5 and are currently in Zone 2. We are working hard to begin Zone 4 before the end of the year. That would mean covering maintenance in all eight Landscape Zones in a 12-month period. It is worth noting that Darrin and his team generally spend more time each month handling pop-up issues outside the rotation zone than in it. Thus, some work is done in every zone every month.

Here is a quick review of the Highlights and a few lowlights for the past ten months.

Highlights

- In January through April, we planted new desert plants throughout the community, from Hedgehogs to Saguaros. And we added new rock ground cover as well as large boulders, which enhance the overall landscape appearance but require no water.
- We improved the Via Colorado entrance by removing unsightly plants past their prime and adding new plants. Further improvements are planned for 2022.
- We developed what we now call “Chico Woods” into a venue for small outdoor Hospitality events. Major credit for this creative and successful transformation go to Zone 4 Representative Janet Gething and, of course, Darrin Seidel of Infinity Earthworks.
- In April through May, we developed a detailed forecast for Reserve funds needed to maintain and enhance the beauty of our landscape now and into the future. We presented very specific requests to be included in the 2021 Reserve Study. Most of these capital improvements and major repairs are forecast and will be funded for the next three years. They include Irrigation Systems, Rock Ground Cover, Boulders, Erosion Control, and significant improvements to the most visible areas in SMR: the entrances on Colorado and Carrillo; the grounds around the Clubhouse; and the areas within and around the East and West Pools. Darrin determined the total amount of Rock Ground Cover we have in all the developed common areas. He and Greg Adams recorded the tonnage and color on a spreadsheet for current and future reference. Many of the common areas have not had the rock refreshed for decades, and there are bare spots showing. The new Reserve funding will allow us to refresh all of the rock and add significant boulders to all of these areas over the next three years. Many thanks to our own Zone 5 Rep Greg Adams for his remarkable leadership of the 2021 SMR Reserve Study.
- In May Darrin replaced the aging and failing irrigation systems at the West and East Pools. He will replace the rest of the SMR irrigation systems in 2022 using Reserve funds.
- In July through September, we experienced the Monsoon miracle. We were able to turn off the Irrigation. The plants recovered, there was magnificent growth, and no serious erosion issues.

Lowlights

- In mid-May there were two unrelated automobile accidents on Loma del Bribon in the course of one weekend. We lost over a dozen plants, some of which have now been replaced. Fortunately, these bizarre, coincidental accidents not been repeated.
- There are two persistent challenging issues that we always face: pack rat nests and weeds. This year, the fantastic and welcome rains increased both challenges. We are still working on removing weeds and trimming trees and bushes that experienced exceptional growth. We are also called upon by beleaguered residents to remove pack rat nests in Common Areas near their homes. Apparently, the additional moisture has encouraged these and other desert rodents to multiply. Dealing with nests is one of the many issues that Darrin and his team have faced and that take time away from regular maintenance issues. In the coming year, we plan to consider alternative approaches in order to accelerate the zone rotations.

Finally, the best part of the Annual Report: the recognition and appreciation of the Landscape Committee members. In the spring, Zone 7 Representative Colleen McAuliffe had to leave the Committee, which was a loss, but we quickly found new resident Catherine Meyler who jumped in and handled Zone 7 brilliantly, assisted by Colleen.

I cannot fully express my genuine, heartfelt, and enthusiastic appreciation of the best team ever:

Marc Adams – Zone 1

Elaine Mathas – Zone 2 and Secretary

Sue Cole – Zone 3

Janet Gething – Zone 4

Greg Adams – Zone 5 and Chief Financial Officer

Wendy Malone – Zone 6

Catherine Meyler (and Colleen McAuliffe) – Zone 7

Sue Triplett – Zone 8

Dick McGann – Buffalero in Chief

And also Darrin Seidel (Infinity Earthworks) - SMR's Landscape Contractor for over 25 years

It has been a great three years as Chair of the Landscape Committee. I appreciate the support, I love the compliments, and I value the complaints. Well, most of them. It really is a privilege and pleasure to chair this terrific committee.

Recreation Report by Jay Flaherty

2021 was another year of following Covid 19 guidelines from Pima County and the CDC. SMR residents and guests responded to the restrictions with understanding and courtesy towards one another in following the guidelines. We will continue to monitor and follow guidelines going into 2022.

Pools and Spas

The East Pool was in need of re-plastering. It was last done in 2010 and the finish was showing signs of deterioration in the Summer of 2020. The project was delayed to the Fall of 2021 to allow for use of both pools during the pandemic. Pima Pool Plastering completed the re-plaster in mid October and we are currently following all recommendations from both Pima and E-Konomy (our pool service provider) regarding reheating and opening the East pool. Since SMR pools are heated at a higher temperature than most commercial pools at least 3-4 weeks must be allowed for the new plaster to set. November 14th is the target date to open the East pool and turn the heat on. The new finish is commercial quartz and looks great.

The West pool was kept heated and open last Winter to accommodate the capacity restrictions that were in place. We will evaluate the need to keep it open and heated this Winter. Normally the West pool heat is turned off from December through February.

There were some equipment challenges in 2021. New gas heaters at the East pool and a new salt system will be installed later this year or early 2022. The West Pool and spa heaters, filters and pumps required varying levels of maintenance throughout the year.

Additionally, Security Cameras were installed to deter intruders after hours in the pool areas.

Court

The tennis/pickle ball court resurfacing and wind screen installation took place in late 2020 and early 2021. The growing popularity of pickle ball keeps the court busy. The Recreation

committee will need to closely monitor the wear and playability of the surface on a 3-4 year interval. So far the new windscreens have held up to the extreme wind conditions we experience at SMR. There will be a dedicated Court committee in 2022 lead by Pat Frankle.

Book Nook

Jill Ballesteros and her Book Nook team have kept our private library open, expanding (a new cabinet was installed in May) and well used during the pandemic. SMR is fortunate to have the Book Nook and the team's dedication is much appreciated.

Trash Patrol

Many thanks to the folks who volunteered to be a part of this unheralded team. This includes Kathy Flaherty, Pat Frankle, Joy Greenberg, Leslie Adams, Ron Hood, and Mary Yaconiello. Every week they make sure trash containers are emptied and containers are at the curb for pick up. Thanks to all of you for your service.

Clubhouse

Probably the most frustrating aspect of Covid 19 restrictions/concerns/unknowns was the status of the clubhouse. The Board decided to keep the clubhouse closed for the remainder of 2021 and use this time as an opportunity to complete some much needed renovations/maintenance. A subcommittee has been established to update the clubhouse. New flooring (which was to be replaced in 2019), lighting, electrical, paint, window treatment and storage are being addressed. We are hopeful the clubhouse updates will be completed by the end of December. It would be great to safely reopen the Clubhouse in 2022.

Bob Nichol

Special recognition and thanks to Bob Nichol for his many years of service to SMR and Recreation. Bob is retiring as the SMR Recreation Key Master. Bob's counsel on all things Recreation has been much appreciated.

The Recreation committee operates smoothly with numerous tireless volunteers. Hopefully, we will be able to gather in 2022 for a volunteer appreciation event.

Finally, I have enjoyed this opportunity to serve on the Board and as Recreation Chair the past three years. My philosophy has been to maintain our facilities to resort quality. The appearance and condition of our court, pools and clubhouse enhance the value of all our properties.

Roads by John Mitchell

The Roads committee continued the process of treating roads with HA5 in 2021. HA5 is a proprietary high density mineral bond that replaces conventional seal coating and improves the durability and life of a road. The roads treated with HA5 in June, 2020, have held up very well over the hot and dry summer of 2020, the winter, and then the hot and wet summer of 2021. We are pleased with the performance of the coating and estimate that roads will last 10 to 20 years longer using HA5 as the preservative.

In August, Holbrook Co. applied HA5 to the second one-third of our roads: Trocha Alegre, Arroyo Vacio, Plaza de Toros, Loma del Bribon, Camino Ferreo, and Via Bronzino. The project

was completed in a week. As with last year's project, the road surfaces look very good. Camino Ferreo, which had many large cracks running across the street, is much improved. It is planned to do the remaining one-third of our streets in 2023.

Ace Asphalt was contracted to apply a slurry seal (Microsurface Type II) to the road from the intersection of Loma del Bribon with Trocha Alegre to the end of the parking circle (the trash dumpster) was treated. A slurry seal was chosen because the road is not heavily used and the surface does not need to be as smooth as the other residential streets.

In late 2020, a Comcast contractor laid a cable using a drilling machine under the sidewalk along Trocha Alegre, causing damage to the sidewalk and a driveway. Comcast was contacted and the damaged sections were replaced.

In response to resident complaints of dust and road marks on sidewalks and driveways, C & S Sweeping Services, Inc. was contracted to perform a sweep of all of the SMR roads in late May. Residents reported that there was less dust and marks on their sidewalks as a result. The Roads committee does not believe that sweeping is generally necessary as the amount of debris and dust is small, the road surfaces have good integrity, and the annual rains are enough to clean the streets sufficiently.

The Roads Committee consists of Paul Bennett, 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. Road repaving is a very disruptive process, and the committee appreciates the cooperation of the SMR residents during the road work process.

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

Volunteer Acknowledgment by Jim Warner

Thank you to all of the numerous volunteers who support all of us on the board and in the neighborhood. They continue to make SMR a wonderful place to live.

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.

1. Lee Crosby, a resident at SMR for 35 years, said that it was a wonderful place to live.
2. Norm Rebenstorf requested of Neil Schneider a list of the expenditures of the SMR and a copy of our most recent audit. He will forward an email to Neil.

Presentation of Elections Results by Barbara Carbajal:

156 Ballots were received and three Directors were elected to serve on the SMR 2022 Homeowners Association Board. They are Greg Adams, Colleen McAuliffe and Bob Shaff. Additionally, the amount of \$48,638 will be moved to the Reserve Fund. I thank all the residents for participating in the voting.

Meeting adjourned at 8:00 pm.
Respectfully submitted:

Secretary - Barbara Carbajal **Date**

President - Jim Warner **Date**

COMMITTEE REPORTS ARE FOUND IN THE AM MAILER FOR 2021