

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

November 14, 2017, 7:10PM

Call to Order and Opening Remarks: President Carmen Wiswell called the Thirty-third Annual Meeting of the Sunrise Mountain Ridge (SMR) Homeowners Association to order at 7:10 PM, November 14, 2017. She welcomed all homeowners, thanked them for attending, and asked new homeowners to stand and introduce themselves.

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. Entertainment of 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 14, 2017 at 2:00 p.m. in the SMR Clubhouse. Any HOA member may attend our open meetings.

Introduction of Board and Committee Chairs by Carmen Wiswell:

Directors Present:

Carmen Wiswell, President
Larry Glasser, VP and Architecture
Susan Arbuckle, Secretary
Bob Cole, Budget & Finance Manager
Paul Greenberg, Recreation Facilities
Tom Triplett, Roads and Nominating

Directors Absent: Sylvia Burton, Landscape

Committee Chairs Absent: Herb Burton- Publications, Kathleen Flaherty- Database, Angie Perryman- Resale Manager.

Committee Chairs Present:

Susan and John Ladd, Hospitality
John Mitchell, Archive Manager
Wendy Reed, SAC, and Volunteer Liaison
Roger Wiswell, Neighborhood Watch

Quorum: Carmen Wiswell reported that a quorum was present. Eighty-six residents were present meeting the requirement of at least 10% of 291 HOA Members or 30 lots.

Announcement: Mary Lyso announced that a new sign-up for 2018 potluck dinners is available. There will be 3 to 4 dinners with 6 to 8 people in each group. This announcement will also appear in the December newsletter.

President's Report by Carmen Wiswell:

Sunrise Mountain Ridge continues to enjoy the reputation for being one of the best communities - if not the best --within Fairfield. I believe that this is due to the efforts of our homeowners, to our commitment to self-management, and to the devotion of our many volunteers. These efforts nurture our community, and our volunteers' dedication provides a promise that SMR will continue to thrive. Their successes in 2017 have been extensive, but I will share only a few highlights this evening.

Larry Glasser and his Architecture Committee continued to provide exceptionally clear and detailed remodeling advice and assistance to many SMR residents. This offered our homeowners

the ability to successfully update their homes, while maintaining SMR's personality and the quality standards originally established by Fairfield. In addition, Larry and his committee revised SMR's Architecture Design Reference so it is much easier to read and understand.

Our budget and finances have been expertly managed by Bob Cole and the members of his committee who have kept a watchful eye on your money. They have been attentive and reasonable in gathering supporting information from board members to ensure the appropriateness of spending levels. Bob will be retiring at the end of the year after a three-year term as our Treasurer. He is SMR's first part-time resident Treasurer and has fulfilled his responsibilities in an outstanding manner. This is due in part to the support provided Bob by Pete Read. Pete performed on-site finance functions during the times when Bob was not present in Tucson.

Our Landscape Committee, under the direction of Sylvia Burton, has made an industrious and dedicated effort to eradicate buffelgrass from SMR's common areas, completed extensive rockwork to repair the drainage area on the Penoso hillside, and continued to use desert plantings in landscape renovations to maintain SMR's commitment to water conservation. Sylvia will be retiring this year, and is also a part-time resident. She has been assisted by Dick McGann who performed onsite Landscape Chair duties when Sylvia was away from Tucson.

Paul Greenberg and his Recreation Facilities team have worked diligently to provide us a beautifully redeveloped tennis court, two new pickleball courts, instituted an automated court reservation system, and expanded our book nook to offer board games in addition to an exceptional collection of reading material. In addition, he and his group have replaced and modernized various time-worn amenities, and provided an entrance ramp to improve clubhouse access.

Tom Triplett and his Roads Committee took a proactive approach to managing our roads by having a portion of Loma del Bribon resurfaced to stop pooling of rain water. This action will prevent further deterioration of asphalt along that street. This group also identified and corrected lifted SMR sidewalk areas that posed tripping hazards, seal-coated several SMR roads, provided blue reflectors to mark fire hydrant locations throughout SMR, and performed a first-rate job of maintaining our five miles of privately-owned roadway.

In addition to serving as Roads Committee Chairman, Tom chaired our Nominating Committee this year and is responsible for producing an outstanding slate of candidates to serve on our board. Tom very successfully managed the Roads and Nominating duties as a part-time resident.

Our Neighborhood Watch Committee, chaired by Roger Wiswell, welcomed new residents to SMR, actively watched over our homes to keep our community safe, and offered a crime prevention presentation which many of you attended. Roger will be retiring at the end of the year. We'll also be bidding adieu to our incredibly talented Hospitality Co-Chairs, Susan and John Ladd. Susan, John and their team have provided us quality presentations, fun-filled social events, and numerous opportunities to spend time with friends and neighbors. They have also been key to welcoming new residents and attracting fresh talent to our community's group of volunteers.

Noteworthy accomplishments were achieved by John Mitchell, Kathleen Flaherty, Angie Perryman, Herb Burton, Alan Frankle, Jim Warner, and Wendy Reed. These folks kept our electronic archives in order, regularly updated our database and distributed e-blasts when needed. They kept track of the buying and selling of SMR homes, produced and distributed our newsletter, developed an updated and very attractive website and made certain that the information it contained was current. They represented SMR at Sunrise Association Council meetings, coordinated with our volunteers, and highlighted individual volunteer accomplishments in our community newsletter.

Our Secretary, Susan Arbuckle, managed SMR's insurance needs and corporate responsibilities, recorded board activities, prepared board meeting minutes, and made them and other documents available to all residents. In addition, Susan produced the mailer for tonight's meeting.

We residents of SMR are so very privileged to have these generous and accomplished volunteers managing our community. It has been my pleasure and good fortune to work with them during my two years as SMR's Secretary and while serving as your President this year. I am grateful to you all for allowing me to serve.

Secretary Report by Susan Arbuckle:

Minutes of the Thirty-second Annual Association meeting, November 15, 2016 were presented. No corrections were made, so the minutes stand approved as presented. Susan announced that a draft of the 2017 annual minutes will be available on the SMR website at smrhoa.com.

New Business:

Carmen Wiswell asked Tom Triplett to present the Nominating Committee report and introduce the three candidates to fill Director vacancies in 2018.

Nominating Committee Report by Tom Triplett:

The 2017 Nominating Committee entered the year with the task of filling three director positions beginning January 2018 as well as encouraging resident participation in the management of Sunrise Mountain Ridge. We believe our efforts have been rewarded with the presentation of three qualified candidates for the Board of Directors. We are also seeing many new faces ready and willing to jump in and serve in the management of our gem known as Sunrise Mountain Ridge. We are confident our community's desirability for its livable, friendly, and well-maintained features will encourage more residents to step up and ask for ways they can participate.

I'd like to thank the members of our 2017 Nominating Committee: Susan Arbuckle, John Ladd, Norm Rebenstorf and Wendy Reed.

Introduction of 2018 Candidates by Tom Triplett:

At this time I would like to introduce the candidates for the 2018 Board of Directors. Their bios were included in the annual mailer and now I invite them to make a brief statement to the membership.

John Flanagan – John will continue to work with the 2018 Landscape committee as Chair with the goal to keep SMR the beautiful community it is. He looks forward to working with HOA homeowners to answer questions and requests.

Carole Malan – Carole has been a resident of SMR for two and a half years and looks forward to becoming Treasurer and Budget and Finance Chair. She thanked Bob Cole for his work as Treasurer and will work with him to provide continuity for the management of SMR finances.

Ken Smith - Ken has owned a home in SMR since 1991. Since 2016 he has had more time to volunteer and would like to give back to the community as Architectural Chair.

Call for Vote for candidates and Reserve Fund Question by Carmen Wiswell:

If you have not voted, please vote for the candidates and the Reserve Fund Question which would transfer the \$25,386 surplus of the 2016 operating budget to the SMR Association's Reserve Fund.

BREAK – 15 minutes

DIRECTOR REPORTS

Architecture Committee Report by Larry Glasser:

2017 was another busy year for the Architecture Committee (AC) as people in the Sunrise Mountain Ridge (SMR) HOA were busy improving their homes. We had many applications for major projects and many questions for information on proposed projects. Because our residents upgrade to a high standard, we enjoy one of the best home values in the area. Thanks to all of you for doing a great job! The main message from the Architectural Committee is that we are here to help you through any improvement and we have a lot of information in our files and experience from our committee members:

Andy Vall, Bob Cole, Art Schwartz, Barbara Halterman, Jim McAlister, Bill Salisbury, Sandy Glasser, Ken Smith, Dianne Kercheval and Martin Alkin.

Have you seen the new SMR HOA website? If not, I encourage you to take a look at it as there are a great amount of valuable information, including Architectural Information. Look under Architecture Rules and Checklists. We have the current Architecture Design References (ADR's), information for implementing a project, a simplified Application form, a Contractor's Checklist, a Coming Back and a Departing checklist. These have all been developed to help the homeowner maintain their homes.

In 2017, the Committee has been hard at work accomplishing the following:

- Approved 21 Project Applications of varying complexities. These were comprised of home additions, outdoor lighting, corbel and roof extensions and repairs, driveway replacement or modifications, flag poles, water softener locations, window and door replacements, Ramada's, shades and solar panels to name a few. Our approval process helps the residents continue the SMR Architectural look of our neighborhood. Because of these efforts, we are known by real estate agents as being one of the best subdivisions in the area with excellent property values.
- Conducted 15 Resale Inspections. When a house sells in Sunrise Mountain Ridge, the HOA is legally required to conduct an exterior home re-inspection before closing. As the designated committee, we inform the HOA Resale Manager and the homeowner of the inspection results and any elements that need correction to be accomplished by the homeowner or buyer before the sale is complete.
- We have exchanged information with many of our residents about home additions, exterior window frame colors, gates, roof replacements, roof top Air Conditioner/Furnace replacements, garage doors, driveways, sidewalks, brick pavers, type of adobe sealant, back yard pools and interior remodels. The Architecture Committee views itself as a resource for many projects, not just the ones that need approval. Each month we try to publish newsletters that educate and inform our residents on many timely topics. Some of these topics came from the homeowner inquiries and suggestions.
- In addition, the Architecture Committee will be soliciting bids this winter from paint contractors to paint the remaining gray mailboxes in our area.

Budget and Finance Report by Bob Cole:

This is my third and my final year to report to you the financial condition of our HOA. As in previous years it remains in excellent shape. We operate within budgets or very closely to budget and continue to build our Reserve Funds to cover the ongoing capital expenses required in future years, eliminating the need for downstream assessments. This is the result of sound responsible management of the association's assets and facilities by this board and previous boards that we select every year. You should also know that for our reserve funds are safely held in FDIC Insured Money Markets and CD's. Dues are current every six months with only a minimal follow up. A big thank you to all for that.

Now to address 2017 projections:

- Our Operating Budget is \$241,595 and at this time I'm projecting that our operating expenses will be at just about that level. Variations will be in Roads which will exceed budget this year and Recreation which will be under budget.
- The Reserve Budget for 2017 is \$109,688. We do expect to exceed our 2017 Reserve budget by a small amount. This will depend in a large part on what the final tennis court expenses are, most are in but a few remain.

The 2018 Budget:

- Our Operating Budget is \$239,955, a small \$1,639 reduction. Roads and recreation budgets are slightly lower than this year and our landscape projected expenses will increase over 2017.

The 2018 Reserve Budget:

- The Reserve budget will increase to \$143,120; a \$33,432 increase over 2017. The majority of the Reserve budget is for road projects that have been identified as necessary in 2018. Recreation will also be replacing aging equipment in 2018.

Dues:

- There is a small increase for 2018, our first in 3 years. Dues will increase to \$1,318/ year from \$1,292/ year, or 26, 2%. Due dates remain the same January 1 and July 1. Our dues continue to remain very low compared to many HOA'S.

As you recall, we perform a Reserve Study every three years which helps us project the useful life of our capital assets and the necessary repair and replacement costs and to establish our Reserve Fund targets

The Reserve Fund is funded every year from our dues, and from excess Operating funds at the end of the year. For 2018 the dues contribution is \$115,250; an increase over 2017 of \$3,250.

The Treasurer has a Budget Finance Committee and I'd like to thank Jerry Moore and John Rourke for their help. It has been very beneficial to have their input. I would also especially like to thank Pete Read. Pete has covered for me the last three years during the summer months when we are not in Tucson, thank you Pete.

Let me know any questions or talk to me after the meeting and I'll try to answer them.

Finally it's been a pleasure to serve as the associations Treasurer these last three years and to be involved in our community. It was a great experience, I recommend it.

Thank you

Landscape Report by Sylvia Burton, read by Susan Arbuckle:

Sylvia wishes to acknowledge and thank all past and present committee members for their contributions over the last three years.

A summary of the landscape committee achievements follows:

- We continued to transition to desert-friendly plantings by removing non-native or high-water-use plants, thus lowering our water bills and blending into the natural foothills landscape.
- Desert Museum Palo Verde trees are being planted along our roadways thus gradually replacing out of shape, ailing or dying older trees. We continue to monitor resident's view concerns by removing trees that have grown up very close to resident's walls.
- The main entrance to SMR at Colorado has been re-rocked and adjustments made to ease the turning radius problem at the end of Tanuri.
- The common area on Pico where the salt cedar tree was removed has been re-landscaped and bordered and now is compatible with surrounding common area plantings.
- The steep hillside on Penoso has been rocked where erosion was a threat and plantings difficult to maintain.
- The roll-off area at the end of Bribon has been cleaned up and cleared of undesirable plants and trees, thus creating a more welcoming entrance to our neighborhood via the walking path that passes by this area.
- The end cap at Toros and Colorado is being repaired and replanted now that the large and failing old mesquite tree was removed.
- The east pool planting area now boasts large blue pots to highlight this space.
- We continue to remove prickly pear plants that attract pack rats, especially the large matted areas of low growing prickly pears that are especially attractive to pack rat invasion.
- The battle of buffelgrass and fountain grass removal is now being waged on two fronts. The Landscape Committee is now spot spraying large areas of unimproved property that are beyond the reach of a volunteer group of "buffeleros" who hand dig and rock in place the grasses that grow close to resident's walls, thus creating a "fire break" to protect our residences during the dry fire season. This is an on-going project with the goal of eventual elimination of these grasses on our property and the monitoring of re-growth.

All this would not be possible without the steady, reliable and loyal participation of our committee members and our excellent and experienced Infinity Earthworks crew under the able leadership of Darrin Seidel. We thank you all for the opportunity to serve our community.

Recreation by Paul Greenberg:

Around 1983 Fairfield began construction of the various sites in the HOA area we now call Sunrise Mountain Ridge. Houses were offered in the \$122,900 to \$160,00 range, plus the cost of the lot. Those houses, our houses, and accompanying recreation facilities are now over 30+ years old. No telling how many times residents and guests have used the pools, spas, and tennis court, and rest

rooms in those areas. It is very interesting to me how many visitors have marveled at how modern these facilities still seem. We owe a big thank you to the Fairfield design team that laid out the acreage, leveled some areas to accommodate the houses with all seeming to have great views, and erecting houses and accompanying facilities to withstand the passage of years.

That brings us to present times. The Recreation Committee has the challenge of maintaining these 30+ year old facilities, improving these facilities where possible, and the everyday tasks of keeping them working, clean, and usable, from the physical structures to keeping toilet paper and supplies in the restrooms. THAT'S A MIGHTY BIG CHORE. There is no way it can be done without the volunteering of so many, many residents who provide services without any thanks or other shows of appreciation. And I'm not just talking about those people who served on the various committees. I am also talking about the conscientious people who go out of their way to replace pool chairs that others have not returned. I'm talking about people who provide coaching assistance at the pickle ball court without being asked. I'm talking about the people who take the leaf net off the pool wall and gather any floating bugs & leaves from the pool just because it needs to be done. And I'm talking about the people who have provided transportation for the chaise lounge chairs to be repaired. I cannot begin to name the multitude of volunteers for fear of erroneously omitting some nor can you sit through my attempting to name them all. I would like to ask everyone who has provided any of these services for the Recreation Committee to stand after all the director reports have been given so that we may recognize your service. There is no way it can be done without the help of so many. Thank you, thank you, thank you. Every once in awhile we hear talk of "Professional management". Folks it is the spirit of these volunteers that allows us to keep SMR what it is today.

Having said that, let's take just a moment to mention some of the projects we accomplished this year. Most of you are not aware that we had a roof installed over the West pool equipment room which was previously open to the elements.

Then the pool and spa equipment at both pools had components replaced, and in one instance had the gas heater at the East pool replaced with a commercial-quality unit as well as a new filter tank. These are the kind of things that must be done as equipment ages. The pools and spa handrails were fitted with soft gripping surfaces for allowing their use without encountering the super hot sun effects.

A ramp was installed at the pool entrance to the clubhouse to make the clubhouse more accessible for all residents. A new hot water heater was installed serving the clubhouse and shower area.

And then there's the tennis/pickle ball court you have all heard talk about, seemingly forever. Many hours of committee meetings and volunteers investigating what could be done about the repetitive cracking of the court and the possibility of adding an additional pickle ball court have led SMR into a contract with a recognized court construction company to resurface and extend the court to provide 2 pickle ball courts for what we anticipate will last for many years of enjoyment. A committee investigated and initiated an agreement with a computer software company to provide an on-line reservation system for court usage. Hopefully, this system will make it easy for residents to quickly designate times for their play and avoid conflicts. Joy Greenberg is handling reservations

Very few of us will be here 30 years from today but what we are doing now is maintaining and strengthening this HOA community with the spirit and effort to continue to hold SMR up as a top-notch highly-desired area.

Roads by Tom Triplett:

We've often heard we have five miles of streets in Sunrise Mountain Ridge. Thinking about that seems like a large number for our compact community. However, an actual wheeled measurement of all our streets measured 26,240 lineal feet of roadway. This translates to 5.004 miles with 558,960 square feet of asphalt or 12.832 acres. That's a lot of asphalt! Our "big picture" approach has been to observe the condition of the roads with a scheduled plan for rotational replacement of the roadways. That comes with the understanding we are able to adjust the scheduled replacement or planned maintenance as we proceed through the year. To our credit, SMR Boards - both past and present - have managed our reserve fund in a manor allowing us to adjust for necessary repairs as they come along.

The Roads Committee approached 2017 with the goal of preventative maintenance to the existing infrastructure. One of the budgeted items was for the seal coating of Loma del Bribon. Bribon had evolved into a rolling, uneven surface holding water instead of properly draining thus adding to the ongoing problems of the street. Bribon was still a solid, drivable street, but we saw the opportunity to correct the problem areas before the planned seal coating. Thanks to our reserve fund we were able to successfully repave 620 lineal feet in April and finish the preventative maintenance in early November. Our "Main Street" known as Bribon is in great shape. Additionally, we took this opportunity to slurry coat the Via Colorada walking path. I believe we have added several years of usable service to this walking path.

A summary of the work performed in 2017 is:

- Replaced 157 square feet of HOA owned sidewalk.
- Notified eight homeowners of problems with their sidewalks. Most have been successfully addressed.
- Mapped and marked eleven fire hydrant locations with blue markers.
- Reviewed utility and service contractors' usage of our streets.
- Swept runoff debris from our streets.
- Replaced traffic control and information signs as needed.

We are taking an aggressive approach to 2018. The budget includes the repaving of inbound Via Colorada, Vereda Rosada and Placita del Tio. We are attempting to schedule this work in April. However, the size and scope of this work may require scheduling throughout the year. You will be kept informed. Additional projects will include erosion control on Colorada & Carrillo hillsides, street sweeping as required and repairs and maintenance as needed.

The Roads Committee consists of Todd Hansen, Jim Kercheval, Mont Murry and John Rourke. My thanks and gratitude goes to each of these men. Individually they contribute insightful information and together we deliver what I believe to be a well thought out plan for the present and future integrity of our infrastructure. Also, my thanks go to the volunteers who helped throughout the year. They include: John Flanagan, Paul Greenberg, John Ladd, Dick McGann, Ned Rubin, Arthur Schwartz and Sue Triplett. And to you, the residents of Sunrise Mountain Ridge, thank you for your cooperation and input during these, at times, disruptive roads projects.

Volunteer Acknowledgment:

Carmen Wiswell asked that all SMR volunteers stand and be recognized.

**COMMITTEE REPORTS FROM ANNUAL MEETING MAILER NOT PRESENTED
AT THE MEETING****Database by Kathleen Flaherty:**

The Database provides for not only internal management operations of the HOA as required by law, such as ownership, tenancy, mailing and email lists, but also for Emergency Contact information. The emergency contacts can include relatives near and far, local resources such as landscapers and handy persons, as well as noting neighbors or friends who have a key/access to your home.

Please note that we will send HOA official mail to only one mailing address. Any seasonal forwarding is the homeowners' responsibility. Because of the number of seasonal residents it's simply too much upkeep to change mailing addresses in the database each season. Thank you for your understanding.

The HOA Directory will be printed in February, please send your updated phone/email information as soon as possible for it to be included: smr_data_update@smrhoa.com.

Electronic Archive by John Mitchell and Herb Burton:

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 2017, the Electronic Archives Co-Chairs 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. The Co-Chairs provided advice to a number of Committee Chairs on the operation of Dropbox. They circulated a monthly newsletter to Committee Chairs on ideas intended to make the operation of Dropbox and the creation of documents easier.

Hospitality Report by Susan and John Ladd:

The Hospitality Committee serves the resident homeowners of SMR in a variety of ways. Our major purpose is to provide social gatherings throughout the year for SMR residents and their occasional guests at our Clubhouse. In addition, we also host a Cocktail Party annually for the new incoming homeowners. In early 2017 we held the party for 54 residents who purchased in the calendar year of 2016. We try to tell the new residents about SMR and answer their questions with the help of a few attending Board Members. We hold this annual event in our home which we feel makes them all feel welcome to our neighborhood and where they can feel at ease with other new homeowners. We are expecting a much larger group of new home homeowners at our party in early 2018 as a result of the 2017 home sales here in SMR. We want to extend our deepest "Thanks" and appreciation to our Hospitality Committee members: Jim and Dianne Kercheval,

Becky and Norm Rebenstorf, Barbara Halterman, Mary and Harlan Lyso, Joey Curtis, Art Schwartz and Angie Perryman. Also a very special “Thanks” to Bob Nichol for being our “Movie Arranger and Projectionist” and to our many friends and neighbors whose help we cannot do without, and appreciate so much.

Neighborhood Watch Report by Roger Wiswell:

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. The list of Block Leaders is posted on the bulletin board at the east pool, on the SMR web site, and in our telephone directory.

Earlier this year, the Neighborhood Watch Committee offered a Crime Prevention presentation in the SMR Clubhouse. The event was well attended by our residents. Sergeant Hogate from the Rincon Station, Pima County Sheriff's Department provided information regarding the criminal activity that occurred in SMR in the fall of 2016, and also offered practical suggestions on how to prevent and/or address criminal activity in our community.

During 2017, our committee has performed many welcome visits to new residents. These residents were given a packet containing information concerning Neighborhood Watch, the Harried Homeowner Helper Guide, our Book Nook, 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.

To date, SMR has experienced no criminal events this year. We are fortunate to live in such a safe community but we should not let this lull us into a false sense of security. We need to continue to make certain that we have someone looking after our properties when we are absent and to keep our emergency information current in the SMR database.

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

Publications by Herb Burton:

Alan Frankle assumed the duties of newsletter editor this year. A big thank you to Alan. Eleven newsletters have been produced and distributed since the last annual meeting. The majority of our homeowners have chosen to receive the newsletter electronically, thereby saving SMR money. We are now printing fewer than 90 paper copies for USPS distribution and distributing more than 200 copies electronically. I urge you to consider electronic delivery if you regularly use a computer. Please send an email to smr_data_update@smrhoa.com if you would like to change to electronic delivery. 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 or Alan Frankle via email or phone to discuss placing an ad.

The annual Homeowners Guide and Directory was produced and distributed in February of 2017.

It draws information from the SMR HOA database. If you want to change any of your information for the 2018 directory, please update your information by the end of January 2018. You can update your information by downloading and completing the current update form from our website, picking up a form this evening from Roger Wiswell, or sending an email to smr_data_update@smrhoa.com. We plan to distribute the 2018 directory in February 2018.

The Association maintains a website to provide information to homeowners. The website is updated frequently and contains the most recent newsletters, 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. I am pleased to report that the website was redesigned this year by Jim Warner, an SMRHOA resident and volunteer. It looks great and is a big improvement! A big thank you to Jim!

I also extend a big thank you to Jerry Moore and John Rourke for their assistance in mailing our publications: newsletters, annual meeting notice, annual Homeowners guide and Directory.

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

Resale Report by Angie Perryman:

From January through September 2017, we had the following resale activity in Sunrise Mountain Ridge:

- 13 homes went on the market.
- 9 homes were closed.
- 2 homes are currently in escrow and scheduled for closing before the end of the year.

SAC Report by Wendy Reed:

SAC had its first meeting of 2017 on January 18. The program featured Kevin Koch from Technicians for Sustainability who spoke on solar power for smaller HOAs and discussed the TEP solar programs and new billing policies. The topic for the March meeting was HOA insurance with Jaime Almazan from State Farm as the speaker. The last meeting for 2017 will be November 10th at the SMR Clubhouse-- topic to be determined.

Volunteer Liaison Report by Wendy Reed:

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. Articles in our monthly newsletters spotlight some of the people who have, over the years and recently, given of their time and talents in leadership positions as well as the equally important role of willing helpers. It was time to honor these people and make it known to everyone what it takes to manage SMR effectively and well. In addition, this year during the Annual General Meeting we set up an information table to let people know about opportunities for volunteerism and to encourage participation.

Membership Comments, Questions, Discussion:

Carmen Wiswell opened the meeting up for member comments and began 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.

Carmen called for comments or questions.

- Pat Frackle thanked the Board for the good work they've done this year.
- Norm Rebenstorf asked why we see the need to increase dues when the Reserve Fund is currently at \$500,00. Bob Cole answered that SMR uses a Reserve Study which gives targets for all expenses and that it is the goal of the Finance and Budget committee to have a Reserve Fund which equals 75% of HOA assets. This will provide a safety net to cover any catastrophic expenses.

Presentation of Elections Results by Carmen Wiswell:

John Flanagan, Carole Malan, and Ken Smith were elected to be Directors on the 2018 SMR Board. The members also approved the transfer of the \$25,386 surplus of the 2016 operating budget to the SMR Association's Reserve Fund.

Meeting Adjourned at 8:22. Next annual meeting to be held November 13, 2018 at 7:00PM.

Susan Arbuckle, Secretary

Date

Larry Glasser, President

Date