

## **Minutes of Sunrise Mountain Ridge Homeowner's Association Board Meeting, March 12, 2020**

**Call to Order:** President, Jim Warner, called the meeting of the SMR Board at 9:10 am .

- 1. Directors Present:** President – Jim Warner, Treasurer – Bruce Moore, Secretary - Barbara Carbajal, Nominations, Archive, Roads Chair - John Mitchell, Architecture Chair - Janet Pearce Foster, Landscape Chair - Eloise Gore
- 2. Directors Absent:** Vice President – Jay Flaherty
- 3. Committee Chairs Present:** Hospitality - Marc Adams, Neighborhood Watch – Bob Shaff, Volunteer Liaison – Allen Hile, Publications Chair - Alan Frankle, Database Chair - Herb Burton
- 4. Committee Chairs Absent:** SAC Representative – Cynthia Clark
- 5. Guests:** Geyza Lorinczi, Ron Flynn, Colleen McAuliffe, Bob Cole, Tom Triplett, Paul Greenberg, Carol Sumner

The board introduced themselves to the attending guests.

### **President Report: Jim Warner**

Tom Triplett will give a short presentation on the possibility of getting better cell phone service in SMR. Tom has tried for many years to speak with different cell carriers to help improve our cell service. Today Tom will give an update of the latest development in his endeavors.

The SMR board of directors had an executive session on March 3rd, 2020 to discuss the issue of residents and others speeding in the neighborhood. SMR has experienced problems with speeding since its beginning. This discussion was prompted by a Carrillo resident, Nancy Bower, when she observed construction vehicles speeding during the repaving of Colorado.

The board had many good suggestions to alerting drivers to the 25 mph but none (other than speed bumps) that would cause anyone to slow down.

Some of the suggestions include;

Rumble strips

Larger/different color speed limit signs on Carrillo and Bribon

Close off the entrance to Carrillo on Tanuri and Carrillo entirely

Painting on the road advising of upcoming Stop signs

Flashing lights

Notifying construction workers, gardeners, delivery trucks, guest of our residents of the speed limits within the community while driving here when hiring/inviting them to SMR

Using the Bulletin Boards as a communication tool to residents to watch their driving speeds

At Stop Signs in critical areas make them 3-way stops to encourage caution

Paint walkways on streets to access to mailboxes causing drivers to stop when pedestrians are present

Install cameras on streets that are used habitually by speeders

Flashing speed monitor signs,

Advise the commercial delivery trucks, i.e. UPS, Fedex, Amazon etc, of the speed limits in our community and if you happen to see them tearing thru here call to advise them of it. They will know which drivers are in our neighborhood.

Increased signage/outreach/speed monitors are choices to abate speeders

Make SMR a gated community

These suggestions might bring the speed limit to a driver's attention but none of them will actually reduce their speed.

The majority of the responses to the email sent to the board and others have been against installation of speed bumps to control the situation. In addition all of the communications I have had about the subject have also been negative with regard to speed bumps.

One last idea that may be worth pursuing:

John Mitchell and the Roads committee have suggested that a solution to the problem should include a broad group of residents - someone from Neighborhood Watch, maybe Landscape, maybe concerned residents, and people from previous boards with their experience dealing with difficult issues. We think that without more of SMR behind whatever we do, we will not have the support of residents and we could create even more problems.

I would like to briefly discuss this last suggestion and perhaps start getting a committee together.

I put the items discussed at the executive session into the minutes to make residents aware of the speeding problem and possible solutions the board offered.

Remember we have the SMR website, newsletter and bulletin boxes to communicate news and problems in SMR.

**Additional comments/Discussion:**

Discussion ensued regarding speeding within SMR and Jim verbally told of potential “fixes” emphasizing that speed bumps were the least desired among the residents and committee members. Bob Cole told the group that speeding has been a constant issue here at SMR and suggested that education of this community to the issue is probably the most effective deterrent to achieve the goal.

**Secretary Report: Barbara Carbajal**

The minutes from the February 13 meeting will be presented for approval.

Thanks to most of you who sent me your committee reports in a timely fashion.

I reviewed the process of putting together this report with John Mitchell and we have come to some decisions that will make it less cumbersome in volume. One of the actions taken will be attaching some of your reports as attachments to the minutes rather than cut and pasting them into one document. This month I will attach Bruce’s report when I send out the minutes. I would also like to have a brief discussion regarding the necessity of posting of our BoD Minutes on the Bulletin Board in the East Pool area. Do not think anyone reads them there and they are always put on the website each month.

**Additional Comments/Discussion:**

A motion to approve the February Board Meeting minutes was seconded, approved and carried.

John Mitchell assisted me in explaining the new way the minutes would be sent to board and committee members with attachments prior to the meetings and thus a more condensed minutes report in substance after the meeting occurs. The board agreed and therefore I will not be posting the previous months minutes on the bulletin board in the East Pool area anymore. I will post at the pool and on the website that the minutes are available online and provide the link.

**Guest Tom Triplett** told of his progress to try to achieve better cell reception here at SMR. He introduced Andrew Messing, President of Tower Assist Group, a company that provides “disguised” cell towers to phone companies in the US. Andrew will be trying to see if SMR would benefit from a private network up here. He would like to install a temporary transmitter and several relay devices at SMR to see if it “works”. This “network” would be for cell reception outside on our streets, not inside the home. The experimental cell service could potentially provide service inside homes as well as outside homes for 2 separate subscription fees. The Board voted to authorize a test based on temporary antennas installed at no cost to SMR in 4 or 5 residents' backyards. We will be advised the outcome next month if the testing is complete. The board made a motion, it was seconded and approved and carried and will enable him to proceed.

**Treasurer Report: Bruce Moore**

See attached Item 3 for Treasurer’s Report

**Additional Comments/Discussion:**

A motion was made to add Neil Schneider to the Budget and Finance Committee. It was seconded, approved and the motion carried. The complete complete treasurer’s reports are only sent to voting members of the board. If a resident would like a copy they may request one from the Treasurer.

**Architecture Report: Janet Pearce Foster**

**A. Project Applications/Approvals/Denials**

1. **Five project approvals** were granted
2. There were **three denied** project applications

**B. Resale Inspections**

1. **One RSI** was completed during February

**C. New residents**

- 1) New tenants: Benjamin Renquist and Jennifer Stern at 4561 N Arroyo Vascio, Lot #491

- 2) William and Susan Barker; 4390 N Camino de Carrillo, Lot #283
- 3) Stephanie Yiannias; 4060 N Camino Ferreo, Lot #373
- 4) Erik and Joyce Videlock; 4351 N Vereda Rosada; Lot #303

#### **E. Ongoing Issues**

1. A continuing construction project on Camino de Carrillo requires a **long-term parking permit for the West Pool** quite possibly through to May. The AC chair will keep Neighborhood Watch advised.
2. “Friendly Reminder” cards will be distributed this week to those owners whose properties need specific attention. Calls have been made. There is one property that needs special attention by the chair.
3. A brief but decisive discussion was held regarding a resident complaint to the board about speeding on Camino de Carrillo. The Architecture Committee is unanimously opposed to introducing speed strips anywhere in the HOA. Renting a speed limit calculator was recommended.

#### **F. Architecture Committee Projects**

- A. ADR review for 2021 printing

#### **Additional Comments/Discussion:**

There has been a request from a resident for a Handy Helper Handbook. Bob Shaff said he had some extra copies. This Handbook is also available on our website. Since this booklet is a bit dated, 2016, Allen Hile volunteered to spearhead an updated version, consulting other Sunrise neighbors for input. John Mitchell suggested he check with the SAC Council reps.

Janet will follow up with Angie Perryman to get the step-by-step process regarding home sales and how to get info to the Architecture Chair to do RSI's before the home is in escrow.

#### **Archive Report: John Mitchell**

The Archive Chair continues to maintain the folders in Dropbox to ensure that the relevant documents are archived. In addition to the Dropbox cloud backup, the Dropbox files are backed up periodically on an external hard drive.

The Archive Chair has added access to Dropbox for new Board members and canceled that for out-going Board members.

#### **Database: Herb Burton**

The database is up-to-date.

Bob Shaff has proposed a change to the resident info form. I would like to discuss with the board the proposed changes.

#### **Additional Comments/Discussion**

Several E blasts were sent to all of SMR this month but not everyone received them on the board.

In regard to our New Resident Info Form, Bob Shaff would like to add two new fields for information gathering purposes regarding new resident's interests and where they relocated from. After discussion, a motion was made, approved and carried. The info gathered would be held for decisions as to where to include either in database or with some person for tabulation and how to use to offer social outreach to new residents here.

#### **Hospitality: Leslie and Marc Adams**

Tuesday, February 11th Hospitality hosted a Happy Hour and Dessert Potluck at the Clubhouse. The 80+ people that attended (a very full house!) enjoyed a fabulous array of delicious desserts and snacks, and helped honor the many residents who volunteer for SMR in so many capacities. Allen Hile did a great job hosting the event that included handing out pens inscribed with “Sunrise Mountain Ridge, Volunteers Make Us Better,” and bags of Valentine chocolates. Thanks to Allen, and to the Directors and Committee Heads, and to all our wonderful Volunteers... you do indeed make us better!

Friday, March 6th Kathy and Peter Dannerbeck hosted their 3rd “First Friday” event at the Clubhouse. Close to 60 people attended and had a great time, sharing appetizers, their beverage of choice, and good conversation. They will host one more event on Friday, April 3rd.

#### UPCOMING EVENTS:

Thursday, March 26th at 5:15, we will welcome Bruce Jacobs, COO and Executive VP of Title Security Agency. A University of Arizona graduate, Bruce is a 30-year real estate veteran. Bruce has a vast knowledge of Arizona/Tucson real estate and he will talk to us about what's going on with real estate in Tucson and surrounding areas, and an overview of the Tucson economy, jobs, and projects around town with an emphasis on Downtown. We might even get him to touch on our wonderful Fairfield neighborhood!

Tuesday, April 7th at 5:00, we will hold our annual BBQ! This is the fantastic event where we use the SMR Clubhouse and spill out onto the pool deck for a picnic of burgers, hot dogs, potato salad, beans, beverages, and dessert for the small fee of \$5.00 at the door. We will have an experienced team of grill masters (Dennis Nowik and Bob Schaff) to BBQ the burgers and hot dogs. Bring your \$5.00, your appetite, and have fun!

Tuesday, May 5th we will hold our final event of the spring/summer. It will be a Happy Hour with a twist! As always, drinks and appetizers will be supplied by Hospitality and as a fun conversation starter, we will ask all attendees to wear the colors of their favorite team or college! A cap, tee shirt, jersey, or even a logo printed from the internet will do! The event will run from 5:15 to 7:00pm at the Clubhouse.

We will be back with a full agenda for Fall 2020 beginning in September.

### **Additional Comments/Discussion**

Hand sanitizers will be available for use at events.

### **Landscape: Eloise Gore**

In February, Landscape focused on Zone 6 and the continuing eruption of weeds throughout the community. Zone 6 includes Upper Colorada, Sendero Chico, and Pico del Monte. In addition to weeding these areas, Darrin and his team thinned out Brittlebush, removed ailing Palo Verdes, cleaned up the corner of Chico and Pico, and transplanted an Ocotillo from the wash on the south side of Bribon to Colorada. He also activated the new Bluetooth irrigation at both pools via his smartphone, which should enable him to adjust the irrigation even when he is not onsite. Darrin also removed packrat nests near homes on Vacio.

Darrin is continuing to address the weeds in the Common Areas, and the Zone Representatives are likewise addressing excessive weeds in front yards by communicating with the homeowners about their responsibilities. In general, a call, email or visit prompts the homeowner to address the weeds. But we do have two or three homes where the usual communications have not had the desired result. In two of these homes, the homeowners are not living in the house. In one of those cases, the homeowner died and the family is not responding to our communications. (I gather the assessments have not been paid for this home, so there appears to be a larger problem than just weeds.) In the third case, we think the homeowner is enjoying the fantastic wildflower display in her yard and possibly does not want to harm the flowers by spraying the weeds. Once the flowers are spent, we will contact her again.

We do have one disturbing problem discovered first on the Pico del Monte hillside, behind several Colorada homes. Darrin and the Zone 6 Representative, Wendy Malone, discovered concrete debris here and there on the hillside. In one case, it was clearly related to construction work in a particular home, and the owners were contacted. Elsewhere along the hillside, we found chunks of concrete and one large depression that had been filled with concrete at some time in the past. It is very difficult to determine which of the Colorada homes are responsible for this dumping and destruction of vegetation. We are writing to all of them to remind them of their responsibility to instruct their contractors not to deposit debris of any kind in the common areas and to ensure that any debris is cleaned up. Unfortunately, just today I discovered a similar hole filled with concrete beside a home on Vacio that is undergoing extensive renovation. It appears this is in a common area. I hope to have more information about this situation in time for the Board meeting on Thursday. In addition to contacting specific homeowners, I mentioned this problem in the newsletter and reminded homeowners of their responsibility for the actions of their contractors.

On a more positive note, I want to thank the Architecture Committee for communicating with Landscape when they have a Resale Inspection for an upcoming sale. We were quickly able to review the front yards of these homes and determine that there were no current or ongoing violations. We look forward to continuing this beneficial communication with Architecture, and we hope Cadden will provide the necessary information to us in a timely manner.

Also, it is good to report that two residents are donating rock from their yards to SMR, which we will be able to use in Zone 2. And another resident, Bob Nichol, has again donated plants and pots to us, which are already enhancing the West Pool.

I am sorry to report that the dog poop problem seems to have worsened, including a bag of poop left in one of the pots in front of the East Pool. I hope the dog owner eventually returned to retrieve it, but I waited 15 minutes, and no one came to get it. I also observed copious deposits of poop behind the East Pool, some of which may have been from javalinas but some of which appeared to be domestic canine. And I encountered a terrible, large, recent, odor-ous pile in the common area on Bribon at Ferreo. I would like to revisit the signage issue.

A homeowner on Ferreo has requested assistance informing residents of the opportunity to donate the fruit from their backyard trees to an organization that employs, trains, and assists refugees from Africa. This organization, Iskashitaa, can arrange for a group of refugees to come to a home and pick the fruit and take it to shelters, a food bank, and soup kitchens. The homeowner will provide me with the notice, and I will post it in the Bulletin Boards.

#### **Additional Comments/Discussion**

Two of our guests, Mr Flynn and Ms McAuliffe, told of construction debris tossed behind their property wall by their contractor which they cleaned up when discovered.

Bulletin Boards in the SMR will be posting “do not dump” messages and advice will be given to contractors to remove their debris from the property’s they work on.

Eloise volunteered to write a letter to all suppliers that use our streets in SMR to remind them of the 25MPH speed limit up here.

#### **Neighborhood Watch: Bob Shaff**

Introductory meetings for NW Block Captains were held on February 19 and 20, 2020. 19 of the 21 Block Captains attended. There are currently 3 vacancies on this team...Carrillo, Ferreo, and Rosada. The purpose of these meetings was to introduce myself to the Block Captains and to gain from their experience and to gather their ideas for what’s working well and what’s not working. A revised contact listing of the NW Block Captains was produced and included in the 2020 Resident Directory.

The most frequent suggestion was to improve the timely notification of pending sales and obtaining the Resident Information and Emergency Contact sheet from new SMR neighbors. So far, Cadden has been uncooperative in providing this to us. I’m seeking to implement a better, more timely process.

I propose to add fields to the New Resident Information sheet to collect two new pieces of information: Home Town/Where Did You Move From and Hobbies. Over time, this can facilitate conversations and identify common interests among SMR residents.

The NW committee plans to frequently post NW information and tips on the 7 new mailbox bulletin boards.

In addition to the responsibility of keeping the post lamps lit and of reporting any security issues, there are 3 areas of focus for the NW Committee in the coming year:

1. Encourage residents to use their neighbors as an emergency contact.
2. Ask our neighbors to let their Block Captain know when they plan to leave for vacations or for the summer.
3. Block Captains to meet each of their assigned neighbors at least once per year and connect by email a couple of times/year.

#### **Additional Comments/Discussion**

See comments under Database for motion passed re Resident form.

#### **Nominations: John Mitchell**

Through the persuasive efforts of Bruce Moore, Neil Schneider has agreed to fill the Treasurer position through 2020. Neil has just recently joined the Budget Committee and Bruce has purchased a house outside SMR, which requires him to resign as Treasurer. Bruce has graciously agreed to stay on as a mentor for a few months until Neil is comfortable with the position.

Our current SAC representative has not participated in Board meetings since summer. We have understood that SAC was going to a mode of having committee and Board chairs with specific responsibilities such as Roads and Landscape directly contact each other about collaboration rather than going through a SAC representative. I have contacted the SAC Coordination Council about the need for SMR to have a designated SAC representative. The response I received from Greg Moxness was that this was the new approach to SAC collaboration and that it seems to be working well. The SAC Coordination Council (Martha Wright, Ed Spar, Vanessa Moxness and Greg Mox-

ness) anticipated a reduction in demand for SAC Reps. However, they did not want to eliminate the role, preferring to let each HOA decide whether to keep the role and how they respond to SAC requests.

I, as Roads Chair, have communicated directly with the Roads chairs of other SAC HOAs and have found this to be very satisfactory. Since our SAC representative has been inactive I propose that the Board eliminate the position of SAC representative. To provide for effective communication among other SAC HOA board members, I propose that the SMR Secretary annually forward the positions, names, and contacts for our officers to the SAC Coordination Council. To effect this change I would like to present the following motion at the March Board meeting:

1. The SMR Board abolish the position of SAC representative.
2. The SMR Secretary annually forward the positions, names, and contacts for our officers to the SAC Coordination Council.

The status of the terms for the Board positions that will end in December, 2020, now appears to be:

Definitely terminate: Landscape and Hospitality

Possibly terminate: Architecture, Treasurer, and Neighborhood Watch.

### **Additional Comments/Discussion**

John made a motion to remove the SAC representative position from our Board; this was seconded, approved and carried.

### **Publications: Alan Frankle**

March Newsletter was posted on time and highlighted some of the resident activities during February.

The HOA Directory was printed and mailed on March 5. My thanks to all contributing as the material was available on time and in good form for assembly. Special thanks to Herb Burton for editing and correcting minor errors. Also, much thanks to Marijo Nagle, Jeanne Dickey and Pat Frankle for stuffing the envelopes and licking all those darn stamps! Bob Shaff is in possession of all the extra copies for distribution to new homeowners. Mailing costs were \$573.60. Bruce Moore will have the printing costs that were charged to the SMRHOA credit card.

### **Recreation: Jay Flaherty**

East Pool and Spa are operating without issues. We did have to replace the digital read out panel on pool heater number two and repair the digital read out panels on pool heater number one and the spa heater. All electrical systems are now working as designed.

The West pool heat was turned on March 1st. Both the pool and spa are operating without issues as of this writing, Tennis/Pickle Ball court is receiving fairly steady use as pickle ball ramps up in popularity. We may need to limit use by non residents if court availability becomes an issue. Currently only one resident needs to be present for both pickle ball courts to be reserved. Will continue to monitor the situation.

Wind screen replacement will cost approximately \$2500. If a work group can be organized to help install the screens we could order them ourselves. All options are being considered.

Clubhouse scheduling and operation are without issues.

### **Roads: John Mitchell**

The repaving of Colorada, Penoso, Pico del Monte, and the Bronzino-Carrillo intersection is nearly complete. The original asphalt has been removed and replaced with new asphalt. Cracked curbing at the intersections of Colorada with Penoso and Pico del Monte has been replaced. The contracted work remaining is:

Replace the concrete collars on the manholes and water valves.

Stripe the stop bars on the five intersections where new paving was applied.

In addition, Ace has been asked to address the following issues:

Replace a section of the new curbing that was damaged by asphalt delivery trucks.

Replace a section of the asphalt at the Bronzino-Carrillo intersection that was too thin (1/2 -3/4") and has come off and exposed the underlying roadway.

Assess and repair the damage at the landscape circles on Bronzino, Rosada, and Tio due to Ace water and asphalt delivery trucks driving over the circle.

The concrete work is scheduled for March 11. The striping will be done after the concrete work is finished. We have not heard back from Ace as to when the asphalt and landscape circle damage will be addressed.

The Roads Committee held a meeting with Justin Holbrooke and Mike Polletta about the seal coating product HA5. This is a high density mineral product as opposed to the typical asphalt-based seal coat. HA5 promises to extend the life of a road “indefinitely” if applied on a regular basis, typically every seven years. There are testimonials from roads managers of communities similar to SMR on the preservation value of the product for up to 20 years. HA5 costs about 25 % more than a traditional seal coat but has the potential to significantly reduce the Reserve funding provided the claims hold up. A preliminary analysis is that if HA5 extends the life of a road by five years it is cost effective. The Committee is going to continue to evaluate the result of using the product on existing roads before committing to its use. Currently, we think we would like to apply it to some road sections to gain experience with the product.

**Additional Comments/Discussion**

**Volunteer Liaison: Allen Hile**

No Report

**Additional Comments/Discussion**

**SAC: Cynthia Clark**

No Report

**Old Business:**

**New Business:**

March 28 is Road Cleanup. An Eblast will be sent out as a reminder to all who want to participate.

**Member Comments:**

Motion was made and seconded to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 11:15AM.

**Next regular meeting of the SMR HOA Board will be held on April 9, 2020 at 9:00am in the SMR Clubhouse.**

**Respectfully Submitted,**

Secretary, Barbara Carbajal Barbara Carbajal Date 4/9/2020

President, Jim Warner Jim Warner Date 5/1/2020

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