

Minutes of SMVEHOA Board of Directors Meeting – 10/16/06

President Vaughan called the meeting to order at 3:30 PM

Present: Pres. Vaughan, V.P, Treas. Stackhouse, Sec. Page, Dir. Lynton, Dir. Longan, Dir. Mowbray, Ex-Officio Starobin, Adolph Stern

President Vaughan introduced Adolph Stern as the person selected to succeed Amos Stackhouse, who is moving and will resign his position in November.

With one minor addition, the minutes of the meeting of 09/18/06 were accepted as distributed.

Resident Concerns:

President Vaughan introduced Adolph Stern as the person selected to succeed Amos Stackhouse, who is moving and will resign his position in November.

Be it resolved that...Adolph Stern is appointed to the BOD as Assistant Treasurer to assume the unexpired position to be vacated by Amos Stackhouse on November 3, 2006. On that date, Mr. Stern assumes the position of Treasurer of the SMVE-HOA.

Motion made, seconded, discussed for clarification and unanimously adopted.

Be it resolved that...the Finance Committee, chaired by the Board Treasurer adds Adolph Stern (interim Assistant Treasurer) and Bill Page (Assistant Treasurer) to the Finance Committee. The other two (2) Finance Committee members, Lee Radziemski, Vice President of the BOD, and Bob Vaughan, President of the BOD, remain as members.

Motion made, seconded, and unanimously adopted.

Bill Page informed the Board that the Arizona State Legislature passed a bill (ARS: Section 33-1808), which was recently signed into law, modifying the homeowners association's right to prohibit the display of political signs. The new law permits all homeowners to display signs (not to exceed 24"x24") in support of a candidate or a position from 45 days preceding the election until 7 days after the election.

The Architecture Committee recommends that the Board pass a motion to modify the Rules & Regulations to incorporate the state law regarding political signs (ARS: Section 33-1808) into SMVE rules and Regulations (CC&Rs) to be appropriately worded as an exception to the CC&Rs prohibiting display of signs and that the Board place a limit of two signs per homeowners property.

Be it resolved that...state law regarding political signs (ARS: Section 33-1808) be added to SMVE rules and Regulations (CC&Rs) to be appropriately worded as an exception to the CC&Rs prohibiting display of signs. The Board places a limit of two political signs per lot.

Motion made, seconded, and unanimously adopted.

COMMITTEE REPORTS:

Architecture (Bill Page):

Patricia Briody, who lives at 5132 N, via Sempreverde, was sent the proper forms as she seeks to hire a contractor to repair damage from flooding in her home. This would include replacing several doors (in the back of the house). Bill will provide the up-to-date color list for the December Newsletter.

Maintenance (Lee Radziemski):

A. Roads:

Be it resolved that...Lee Radziemski (Chair) is empowered to accept bid by Sunland Asphalt to "crack seal" SMVE private roads as per estimate of \$16,066.75, without further bids. Quality of previous work by subcontractor and reasonable bid (2001 bid was estimated at \$15,355) does not require the expense of bidding process by consultant, Terracon.

Motion made, seconded and unanimously adopted.

Lee is also soliciting bids for a contract to reseal our private roads and parking areas. The resealing will probably be scheduled for May 2007.

B. Pools (Kip Longan)

The North Pool will be closed from January 1 through March 31, 2007.

A second filter was added to the north pool and the water has been crystal clear ever since.

Treasurer (Amos Stackhouse):

Amos reported that he worked with Adolph Stern and found him to be well qualified to replace him in November. The September Financial Statement was discussed. Preparation for next year's projected budget, incorporating the figures developed by committee chairs was discussed. Some figures may need revision before a final draft is before the Board.

Landscape (Dennis Lynton):

Water use is down from last year reflecting the success of the cut back in irrigation.

Dennis reported that he planted 8 Tacoma stans (Yellow Bells) along the south side of the north tennis court.

In accord with homeowner' requests to the Landscape Committee, Cherry has trimmed trees behind the walls of 39 lots (at the homeowners' expense) and there are currently 9 more requests backlogged.

Twenty-four weed letters were sent and have resulted in compliance on the part of some recipients. Many required a follow-up letter and a few will now receive fine letters. Most of the second letters were to absentee homeowners who have apparently not made provisions to have their property kept up in their absence. There was discussion about raising this issue at the annual meeting and introducing the possibility of the Association sending our landscapers to remove weeds from lots of delinquent homeowners and billing them for the service.

Recreation/Hospitality (Phil Mowbray):

The SMVEHOA Thanksgiving Dinner will cost \$21 and will be November 12 in the clubhouse. Joyce Klein will be absent for about 4 months starting in late December.

Amos questioned the clubhouse cleaning bill and Phil will check on it.

In response to a request to use the clubhouse for a "commercial venture:

Be it so resolved that...the BOD reaffirms the prohibition against use of the SMVE Clubhouse for commercial purposes by any homeowner or non-homeowner. It was noted that commercial use raises the real possibility of adverse effects on security, parking, and potential damage to SMVE facilities. Moreover, such use restricts simultaneous access for all homeowners to the North Recreation Area, which includes the pool, spa, and tennis court.

Motion made, seconded, and unanimously adopted.

Unfinished Business: None

New Business: None

Other: None

Adjourn at: 5:00 PM

Respectfully submitted,

Bill Page Secretary

RESOLUTIONS

ADDENDUM to Minutes of 10/16/06 Sunrise Mountain View Estates Homeowner's Association (SMVE-HOA) Board of Directors (BOD)

Treasurer:

1. Be it resolved that...Adolph Stern is appointed to the BOD as Assistant Treasurer to assume the unexpired position to be vacated by Amos Stackhouse by November 03, 2006. On or about that date, Mr. Stern assumes the position of Treasurer of the SMVE-HOA.

Motion made, seconded, discussed for clarification and unanimously adopted.

2. Be it resolved that...the Finance Committee, chaired by the Board Treasurer adds Adolph Stern (interim Assistant Treasurer) and Bill Page (Assistant Treasurer) to the Finance Committee. The other two (2) Finance Committee members, Lee Radziemski, Vice President of the BOD, and Bob Vaughan, President of the BOD, remain as members.

Motion made, seconded, and unanimously adopted.

Architecture Committee:

3. Be it resolved that...state law regarding political signs (ARS: Section 33-1808) be added to SMVE rules and Regulations (CC&Rs) to be appropriately worded as an exception to the CC&Rs prohibiting display of signs.

a. Motion made, seconded, and unanimously adopted.

Maintenance Committee:

4. Be it resolved that...Lee Radziemski (Chair) is empowered to accept bid by Sunland Asphalt to "crack seal" SMVE private roads as per estimate of \$16,066.75, without further bids. Quality of previous work by subcontractor and reasonable bid (2001 bid was estimated at \$15,355) does not require expense of bidding process by consultant, Terracon.

Motion made, seconded and unanimously adopted.

Recreation Committee:

5. Be it so resolved that...the BOD reaffirms the prohibition against use of the SMVE Clubhouse for commercial purposes by any homeowner or nonhomeowner. It was noted that commercial use raises the real possibility of adverse effects on security, parking, and potential damage to SMVE facilities. Moreover, such use restricts simultaneous access for all homeowners to the North Recreation Area which includes the pool, spa, and tennis court.

Motion made, seconded, and unanimously adopted.