

# SUNRISE MOUNTAIN VIEW ESTATES HOMEOWNERS ASSOCIATION

Minutes of March 19, 2012

Board of Directors Meeting

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

Present: Pres. Vaughan, V. Pres, Lynton, Sec. Page,

Victor Braun, Mike Jump

Excused: Treas. Marus, Aaron Starobin

The corrected minutes of the 2/20/12 Annual meeting and 2/22/12 Board meeting were accepted as distributed.

**Resident Concerns:** President Vaughan complimented Mike Jump for his diligence in tracking down the owners of cars parked improperly on our residential streets to tell them to park properly in the driveway or in a designated parking area. A sign, on the improperly parked vehicle, notifying the owner that the vehicle will be towed away at their expense if not moved promptly, has been effective. President Vaughan assisted Mike with finding the owner of a van that was parked improperly on via Velazquez.

Sharon Chaimson requested the Board to permit tenants to rent vacant houses in SMVE for less than two weeks at a time. The CC&R's, Article XIII Section 1, i - Use Restrictions defines the minimum period of rental as being 30 days and limits the rental to one party for the entire lot. The Board strongly reaffirmed the current policy. The Board also suggested that the minimum rental period should be extended to 90 days. Since such a change would involve a change in the CC&R's, President Vaughan will discuss this possibility with our attorney and will inform Sharon that the Board is opposed to her request.

A resident had accidentally bent their pool key. The Board procedure is to turn in the bent key in return for a new one.

## REPORTS:

**Architecture: (Bill Page):** Bill reported that he has recently responded to requests for new garage doors, replacement outdoor lighting, etc. In each case the residents are to submit a plan, drawing, or manufacturer's literature illustrating the subject for approval.

**Landscape: (Dennis Lynton):** Dennis reported that he received plans for re-landscaping the front of a home in Sempreverde. He approved the plans.

Dennis had Truly Nolan take care of packrat infestations in the common area immediately behind three homes on via Velazquez. He also had dead trees in the common area removed behind several homes.

Dennis was able to have the Strada de Acero irrigation replacement and re-landscape project completed \$1500 under the budgeted amount.

**Treasurer: (President Vaughan for Treas. Marus):** Everything seems to be in order and to date we are on or below budgeted amounts. Treas. Marus worked with our accountants to enroll SMVEHOA in the electronic tax filing system so henceforth the taxes will be filed electronically. Treas. Marus signed the checks for \$195 Federal tax due for 2011 and \$45 State Tax due for 2011 and the accountant will mail them.

**Maintenance/SAC: (Victor Braun):** In the past month there have been some minor repairs, including one of the pool showers.

There was a problem with a new school bus driver coming into the north pool lot to discharge school children that live in the area. Victor contacted the assistant superintendent in charge of transportation and informed them that this is a violation of an agreement with them. The problem was remedied and the school bus now drops them at the Sunrise/Paseo Otono entrance road.

The crack sealing of our roads went well. The Board received some compliments and no complaints. The resealing is scheduled for May 9,10,and 11. President Vaughan presented the Board with the pullout section that has the entire daily schedule for the resealing (with text and maps) to be published in the April newsletter and sent to every resident. Further notices and reminders will be posted on mailboxes and pool mailboxes in early May.

President Vaughan gave the Board members a checklist of who is responsible to notify Waste Management, Post Office, delivery companies, police, fire, etc. of the dates that portions of our roads that will be closed during the three days of resealing. Residents will be notified, in the April Newsletter, that they are responsible to notify any expected contractors, landscapers, or workmen of any type, scheduled to come to their homes during May 9, 10, and 11 to avoid coming during this three day period of resealing. The Board will not be responsible for any damage caused by either homeowners or their workers tracking road sealing materials onto their sidewalks, driveways, or into their homes.

Power washing of the north pool deck will begin shortly. The picnic tables under the south Ramada will be rebuilt with Trex composite wood seats and tops. 6 new chaise lounges, five new chairs, and 6 small round tables will replace the aging pool furniture at the north pool.

Victor reported that SAC will meet in our Rec. Center on March 28. The Fairfield monument at the Territory/Craycroft intersection will be renovated for \$2400 or torn down. It is suggested that the cost of renovation be borne by 12 Fairfield HOA's at \$200 each. Victor spoke in favor of that amount and proposed the following motion:

The SMVEHOA Board of Directors pledges to pay \$200 to help renovate the Fairfield Monument at the Territory/Craycroft intersection only if all the HOA's in SAC agree to participate and collectively put forth the \$2400 required for the renovation. If SAC fails to collect the required amount or votes not to proceed with the renovation, then SMVEHOA will not participate and will pledge no funding.

There were several seconds, some discussion, and the motion passed by unanimous vote.

The SNAP home tour - April 15

**Recreation/Hospitality: (President Vaughan):** President Vaughan will handle the reservations for the clubhouse until a new Chairman of the Recreation Committee is appointed. He is currently working with Hamstra to get the contract for the twice per year inspection of the AC/heating units in the Rec Center and is handling the reservations for the clubhouse.

**Security: (Mike Jump):** Mike reported the night guard found a rear gate to the pool was left ajar. He stated that the Guard service we have has been doing a very good job.

**Unfinished Business:**

Sue Vaughan prepared a list of the vendors that the various SMVEHOA committees use to accomplish the contracted services required to maintain our Association common areas. This will facilitate Board members covering for committee chairs when that chair is away.

**New Business:**

Phil Mowbray, chairman of the Recreation Committee and SMVEHOA board member resigned from the Board and as Committee Chair on February 23 for personal reasons.

In the first quarter 13 SMVE homes have been listed for sale, three have been sold, and two sales are pending.

**Adjourn at:** 4:45 PM

Recorded by Mike Jump

Transcribed and respectfully submitted, Bill Page, Secretary