

SUNRISE MOUNTAIN VIEW ESTATES HOMEOWNERS ASSOCIATION
Minutes of November 17, 2014
Board of Directors Meeting

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

Present: Pres. Vaughan, Treas. Marus, Sec. Page, Joe Cybulsky, Mike Jump, Joe Steiner,
Absent: Aaron Starobin, *ex officio* (excused)

Residents Present: Pam Negri, Guy Scharf, Ted Forsberg, Dick & Marlys Decker, Jane & Toz Spaulding,

The minutes of the 10/20/14 Board of Directors Meeting were accepted as distributed.

Resident Concerns: Pam was successful in getting the county to spray and kill the Bufflegrass along Territory Drive between Gelsomino and Sempreverde.

President's Report: (Bob Vaughan): President Vaughan summarized the real estate situation for the neighborhood this year. Eight house sales have closed this year to date. One is currently in escrow, one home is in foreclosure, and five homes are currently for sale.

Pam and Ted removed some more bufflegrass in a drainage area near Territory. Bufflegrass is now defined as a noxious weed by the state and homeowners are required to remove it.

Today, due largely to mergers and acquisitions, only three companies in Tucson provide curbside trash and recycle pickup. Waste Management is by far the largest and most stable company and then there is Republic Services and Saguaro. Saguaro is in the process of being bought out by Republic (which is having some difficulties putting together all the smaller companies it has bought.)

Size, duration of contract, and availability of equipment are very important in being able to provide sustainable service. Over the past 20 years, even in the face of equipment failures, Waste Management has always picked up our trash and recycling on the day scheduled.

Our present cost for all trash & recycle pick up services is \$51,000/year. President Vaughan has just negotiated a \$5472 reduction in our costs by getting a reduction for 4 months in the summer when many residents are traveling or away. He also negotiated for a five-year contract with a modest cost of living clause for the second through fifth year.

By going down to only one trash and one recycle pickup per week, the reduction in price would only be 17%.

REPORTS:

Architecture: (Bill Page):

The Architecture committee had to incur some legal expenses to counter a potential threat of a legal challenge to some decisions of the Committee. Our attorney was able to draft a document that dealt with the problem.

A resident on Sempreverde has signed the agreement re: the non-conforming front door, to receive approval contingent upon the front wall and gate constructed in such a fashion as to render only the top of the door visible from the street. Should the wall and/or gate ever be removed or rebuilt lower, the approval for the non-conforming door is revoked.

A number of residents are contracting to do interior remodeling and have received the forms for contractors to sign, certifying that they know and will follow our rules and procedures.

Landscape: (Bob Vaughan): Cox has finally removed the old cable building at the northeast corner of via Velazquez & Territory and deeded it over to SMVEHOA for common area. Cherry Landscape has regraded the lot and planted some desert plants in the bare soil. This cleans up a previously "rat infested" area.

Some of the plants in the common areas have effectively reached the end of their natural lifespan and are having to be removed.

The slope behind the homes on Gelsomino, from Gelsomino almost down to via Velazquez, needs to be cleaned out and have dead, dying plants and non-native grasses removed. This job has been bid out at \$30,000 and involves removal and replanting of plants along that sloped area to maintain the integrity of the bank.

The Territory Monuments (at Via Velazquez and Gelsomino entrances) have been refurbished and replanted with golden barrel cactus and look very nice.

Treasurer: (John Marus): To date we have spent 83% of the 2014 budgeted operating funds.

The finance committee has constructed the 2015 budget, line by line with refined descriptors such that anyone who reads the budget will understand where all the monies are designated to be spent or saved. This is the budget that will be presented to the residents prior to the annual meeting. In discussion, the amount for projected legal services during 2015 was increased to \$5000.

One new item included is \$6600 to bring in some professional help, on a trial basis, to take over administration of some of the jobs in summer when many people travel and some during

the year. President Vaughan has been investigating the feasibility of getting some help from a company which is dedicated to helping by doing some of the jobs that Board members and Committees currently have to do. (Most property management companies charge 20% of annual income to provide their management services.)

SMVEHOA is one of the largest Associations to still have a volunteer Board that takes care of every matter themselves. As the years have passed, there has been less and less enthusiasm by qualified homeowners to assume all the duties and responsibilities of being a Board member.

President Vaughan asked for a motion to approve the Finance Committees submission of the proposed 2015 Budget as amended. Secretary Page made the motion:

Be it resolved that the Board of Directors approve the proposed 2015 Budget as amended. The motion was seconded by Mike Jump. There was no further discussion and the motion passed by unanimous vote.

Maintenance: (Mike Jump): Mike reported that while attempting to redo the South Pool outdoor lighting, it was discovered that, according to the county, Fairfield had never filed for a permit to install the original lighting. Pima County issued SMVEHOA a citation for having unauthorized lighting and tried to fine SMVE \$10,000 for the original unpermitted lighting. The new lighting must be shielded to comply with the 2012 Dark Skies Ordinance. For whatever reason, the county is making it difficult for us to resolve the issue so we have had to involve our attorney. This too added to our legal costs for 2014.

We have a new pool heater for the north pool. One of the south pool heaters seems to be the original but so far keeps on working. It will probably need to be replaced soon.

The 13 conduits to the outdoor lighting at the north pool are 28 years old and are rusting out. They need to be replaced by rerouting them around the pool (to avoid too much cutting of the pool deck). The estimate for this work is \$20,000 to \$25,000. They will be replaced as the lighting fails.

The north pool shower had a leak and all the piping is in the brickwork. It took several hours to dig down to the pipe that needed replacing.

Recreation/Hospitality: (Joe Cybulsky): Joe reported that 34 residents attended the November 1 presentation on Wildlife in Brazil's Pantanal.

The Hospitality Committee will be supplying the refreshments at the annual meeting.

President Vaughan distributed the checklist of duties that need to be performed to set up

for the Annual Meeting.

Database/Website: (Guy Scharf): Guy reported that the work to set up the structure of the upcoming SMVEHOA website has made great progress and he will have much more information at the December Board meeting.

Security/Safety: (Joe Steiner): The neighborhood watch meeting is scheduled for Monday, January 26, 2015. A spokesperson from the sheriff's office will keep us up to date on what has been happening in our neighborhood and Ken Crossen, Habitat Manager for the Tucson Audubon Society, will speak about the problem of invasive non-native grasses in our Sonoran Desert Region.

SNAP has been active in assisting some of our residents who need rides, etc. SNAP is always looking for more volunteers to help those in need.

There has been an occasional ongoing problem with some renters in SMVE as a result of the difficulty of getting communications to them or their disregarding our rules. The homeowner and/or management agency are supposed to properly inform renters as to rules and ongoing communications but, in many cases, that system seems to be very inefficient. This ends up in violations, which are the responsibility of the home owner.

Unfinished Business: none

New Business: none

Adjourn at: 5:20 PM

Respectfully submitted,
Bill Page, Secretary