

**SUNRISE MOUNTAIN VIEW ESTATES HOA
BOARD OF DIRECTOR'S MEETING
NORTH POOL CLUBHOUSE AT 5550 N PASEO OTOÑO
MAY 21, 2018 AT 3:30 PM**

BOARD PRESENT: Kathy Mitton, Bill Coan, Phil Mowbray, Laura Franklin & Larry Spencer. Steve Struck attended via speakerphone. Chris Bruyn with AME Management was also present.

HOMEOWNERS PRESENT: Bill Kirchner.

CALL TO ORDER / VERIFICATION OF QUORUM: President Mitton called the meeting to order at approximately 3:32 PM and verified a quorum w/ 6 Directors was present as noted above.

APPROVAL OF APRIL '18 BOARD MEETING MINUTES: Ms. Mitton motioned and Ms. Franklin seconded to approve the minutes as submitted. The motion passed unanimously.

RESIDENT CONCERNS: Mr. Kirchner noted a lack of on-street blue reflectors which identify the location of fire hydrants and the Board will investigate. Ms. Mitton noted the excess in trash receptacles at the No. Pool Complex and will request Waste Management remove 2 of the trash receptacles, with Mr. Spencer's help.

REPORTS:

- 1) *President Report:* Ms. Mitton noted there is 1 home currently on the market, 2 homes in escrow and 7 closed sales YTD through May 12, 2018.
- 2) *Financial Report:* In lieu of Mr. Kelley's absence, Ms. Mitton noted the YTD Financials look good and continue to run under budget. Discussion ensued on 3 maturing CD's that are currently laddered (18, 12 & 6 month w/ varying interest rates) and Mr. Struck noted the road project should come in approximately \$20000 under budget and Ms. Mitton noted landscape would also remain under budget. Mr. Struck motioned and Mr. Spencer seconded to proceed w/ Mr. Kelley's suggestion and roll each of the maturing CD's over, continuing w/ laddered terms. The motion passed unanimously.
- 3) *Architecture:* Mr. Coan noted minimal activity since the last Board Meeting.
- 4) *Communication:* Ms. Cheney was unavailable.
- 5) *Landscape:* Ms. Mitton reiterated that landscape will remain under budget and noted a bad leak on Via Velazquez that wasted excessive water. Excavation will ensue to determine where the shut off valves are on this irrigation line to prevent reoccurrence.
- 6) *Recreation:* Ms. Franklin noted nothing transpired since our last Board Meeting. Mr. Spencer questioned where the sleeves for the ladder handrails installed and was informed they'd been delivered but wouldn't fit.
- 7) *Maintenance:* Mr. Struck noted the installations of the bulletin boards at an approximate cost of \$1100 and it was agreed they look great. The sidewalk survey was also completed and there are no immediate concerns. He did note one remaining repair at the N. Pool Complex and also recommended the wrought iron painting at the No. Pool Complex be delayed until 2019 as it's not necessary at this time.
- 8) *Roads:* Mr. Struck noted ongoing work at the monuments and speed bump installation and he believed the only remaining work was the striping, however Mr. Coan noted there were still some remaining

holes near the monuments that needed attention but they were onsite today working. Ms. Mitton noted several residents, without solicitation, have commented and voiced approval of this year's work and the crew that was utilized. Mr. Struck also noted the new asphalt from 2017 as well as this year would need to be seal-coated, either this fall or even spring of 2019 and requested any suggestions or feedback on how to better facilitate roadwork projects in the future. Ms. Mitton suggested continued efforts to better educate the Membership on the need for road repairs and preservation to extend the life of the asphalt. The cost of the golf cart option was briefly discussed and it's believed should not be utilized as an option during future street projects. Additional discussion ensued on optimum times and seasons to sealcoat streets and this will be discussed in the fall. Mr. Struck thanked the many volunteers who've assisted with the project. Mr. Coan voiced concerns on some tar globules that remain in several spots and this will be added to the punch-list for Tucson Asphalt.

9) *Security*: Mr. Mowbray noted no concerns at this time. Will be discussed under **NEW BUSINESS**.

UNFINISHED BUSINESS: Not Applicable.

NEW BUSINESS:

- 1) *Discuss North Monument Refurbishment Ideas*: Mr. Struck noted the lighting challenges at the No. Monument and how the letters were previously back-lit years ago but when they failed the Board chose to use spotlights instead. Mr. Spencer suggested LED backlighting of the letters and the trimming/pruning of some of the vegetation west of the monument. Discussion ensued Mr. Struck will gather more information and bids to include lighting, painting & possible landscaping.
- 2) *Discuss Options on Security at South Pool*: Ms. Mitton reiterated the problems at the So. Pool Complex w/ unauthorized entry and use and Pima County Sheriff's Department has an "open ticket". In addition, there were concerns noted on old or lost keys that are still in use w/o authorization or right. A variety of options were discussed including video surveillance, security patrols, and electronic key cards. Mr. Spencer suggested maintaining the bathrooms unlocked when not in use and Mr. Mowbray noted the pool gate does not always close as designed. Deterring unauthorized entry was also discussed including additional cactus around perimeter wall and heightening the wall. Mr. Spencer noted a previous offer by Pima County Sheriff's Department to provide video equipment and suggested this be revisited. Mr. Struck suggested the temporary hiring of someone / a company to monitor the So. Pool Complex overnight and one homeowner suggested contacting the Arizona Rangers. Ms. Mitton suggested gathering costs on the various options discussed. Mr. Mowbray suggested an e-mail to the Membership, encouraging homeowners to heighten their awareness and even consider approaching pool users in a non-confrontational manner to determine if they belong. Lastly, Mr. Spencer suggested turning the heat off overnight at the spas to conserve energy and reduce the temptation for continued unauthorized use.

CONFIRM NEXT MEETING: The next meeting is scheduled for Monday, September 17, 2018 at the North Pool Clubhouse at 3:30 PM.

ADJOURNMENT: Being no further business, the Board meeting was adjourned at approximately 4:54 PM.

Respectfully Submitted,

Chris Bruyn

Chris Bruyn / Administrative Manager for Sunrise Mountain View Estates HOA / Approved on 9/17/2018