

Sunrise Pointe Vistas Homeowners Association

190 W Continental Rd Suite 216-172 Green Valley AZ 85622

March 8, 2022 – Minutes Meeting to be held via Zoom at 11:30

I. Call to Order by President Dick Nicholson called meeting to order @11:34 am.

II. Roll Call of members present- Dick Nicholson, Bill Mulesky, Kathy Manion, Mary Snider, Cindy Walker, John Juneau, Debbie Bougie, Carried Unanimously Recording by Debra Carson

III. Welcome Guest(s): Sherry Hill of Grounds Committee

IV. Public Forum: None

V. Approval of Minutes: Dick Nicholson requested a correction to minutes of February 8, 2022. John Juneau proceeded with a discussion of the painting. Then it mentions motion to delay and obtain other bids to expand the scope. The motion should be both under Grounds Committee and Old Business. Debbie Bougie made a motion to amend the minutes of February 8, 2022, as directed by Dick Nicholson. 2nd by Mary Snider. Carried Unanimously

VI: Review/Approval of Financials – Dick Nicholson what is deposit of \$1325 on 2/22/2? \$1325 is HOA dues and gate transmitters. Kathy Manion made a motion to accept, 2nd by John Juneau. Carried Unanimously. Dick Nicholson wanted to review accounts receivable report balance sheet. Debra Carson stated letters that went out were to residents that have paid nothing, because we can break it down into 2 payments. 11 members have not paid anything. Pyeatt's, are not in arrears by 4 years a balance of this is from a landscaping project.

VII. Manager's report – Will confirm if I have updated Corporation documents for 2022. We need to update the bank account signatures.

VII. President's report – Is painting at Sunrise Pointe acceptable? Directors from Sunrise Pointe indicated they were pleased with Express Painting. Also paint job on the gate at SRP is it a good job? Jack Juneau said, it is a good job.

IX. Committee Reports:

a. **ARC**: General updates – Debbie Bougie requests an approval of a new member- Allyson Smith. Motion by John Juneau 2nd by Kahty Manion Carried Unanimously
Letters have been sent to members for ARC Violation. Mr. Wolske asked for an extension of door repair until April; ARC approved. Connie Bellwood painted back of house because golf balls have damaged the home. Approved by committee. Whitehouse solar request and Bougie screen door approvals done. D Carson will send D Bougie request for delay in compliance received today from a Homeowner. Most violations are weeds or cute flowers. Apology if they are flowers. Yesterday, Laurie trash can wasn't full, but animals made a mess. Took Debbie Bougie half an hour to clean up. Laurie will not let that happen

again. March 1st meeting was Scott Calkin's last day. Cheesecake was provided. Dick Nicholson requested a Thank you note be sent to Scott.

Cindy Walker asked about fence sharing. Someone asked when a resident put a fence shield on the wall, should they have gotten approval. The answer is yes. If residents want to file a complaint, then those affected should submit a complaint. Board members do not take complaints.

Also need to add ARC members Dale Honermann and Bill Mulesky on the web site.

b. Ground Committee: John Juneau request I send mass email - when residents have a contractor complete work, they are responsible for making sure that any mess is picked up by the Contractor or the Owner.

From John Juneau – Report of road repair by Legends – Pecan Valley Dr patching and maintenance. Legends believe we should repair a section of Pecan Valley. Legends and SRPV were both doing repair work. Legends said they would take care of later. SW Gas was digging up road. Now Legends is asking why we haven't asked Ace to come finish the sealing on the roadway. I have been previewing the road agreements. John contacted Todd Horness of the Legends. It has been approximately 2 weeks since hearing from Mr. Horness. Will follow up once we hear from The Legends at Santa Rita Springs. They want their section of potholes filled and resealing done. This should be tabled until Legends determines what they want done. Potholes are 15 feet west of Legends Main gate. It is outside of the scope of work we did. Dick request road documents be sent to him, Jack will do it. Everything resealed from Well site east to Abrego Drive. Legends want us to contract with Ace and share costs. John believed repairs may be needed. Legends reviewed SRPV road bid, and this request is beyond scope. From Dick Nicholson -We need to be very careful about making any verbal agreements. We should have another board meeting. John has made no agreements with the Legends. Dick wanted to know if section has been walked. Yes, John replied, once a month and no issues are visible or have been reported. Ace came back and took care of any issues that were previously reported to them.

Dick Nicholson Amendment- John Juneau proceeded with a discussion of the painting. Then it mentions motion to delay and obtain other bids to expand the scope. The motion should be both under Grounds Committee and Old Business. Debbie Bougie made a motion to amend the minutes of February 8, 2022, as directed by Dick Nicholson. 2nd by Mary Snider. Carried Unanimously

c. Social Committee: Kathy Manion will update Jody at GVR. Mary Snider not available to prepare April Dinner Out Club, Kathy Manion will handle it. April Board Meeting will be in person and ZOOM will be available for any member not able to attend.

Booked auditorium for July 4th East Center 11 to 3 pm. Kathy will ask people to respond if coming. Possible idea for food will be discussed with other Social Committee members to have food pre-made. Members can bring side dishes, deserts, salads, etc. BYOB event. We can bring water or iced tea.

Board meeting room is still held for April 12, 2022, Santa Cruz Roo so we can meet in person. Mary Snider will be traveling and will do Zoom.

Mary Snider will not be able to arrange for Dinner-Out Club. She will be out of town, Will try Coyote Grill for March. Numbers are limited to 20. Usually about 12 people show up. Mary can make reservation arrangements with RSVP to Kathy Manion.

Request sent to GVR for May and September for the Santa Cruz room at 11:30 Mary Snider will not be able to attend May 10, 2022, Board Meeting. Reminder to bring GVR Card for access into meeting area.

X. Miscellaneous Reports:

- a. Board Members- No report
- b. Card Care – Annie Stitt, Liaison.
- c. SRS Master Association – No report
- d. GVCCC- Dick Nicholson will attend in the future and is getting information from them.
- e. Website- Missing two Additional ARC Members Dale Honermann and Bill Mulesky

XI. Old Business: John Juneau presenting painting proposal, gate, fences, and handrails on drainage routes. Received three recommendations. Unable to get through to LaFarge painting, Rojas did submit an original proposal, waiting on updated proposal. No license but insured for \$300,000. Express Painting sent proposal. Debra sent text to Sonoran Sun Painting, and he was going to reach out to John Juneau. Gage was supposed to reach out to John Juneau but has not as of this date. Express Painting will not touch the box that controls the gate. K Manion requests more details and “not worded as per conversation” Jack will revisit with Express Painting to clarify bid. Gage was supposed to reach out to John Juneau but has not as of this date.

Motion by Bill Mulesky to handle this with a Motion in Lieu of once Jack Juneau clarifies questions. Dick Nicholson wants to make sure the scope of the work is the same. 2nd by Cindy Walker, Carried Unanimously

XII. New Business: Kathy Manion request clarification of the report from Susan Drobie is. Answer- It is only valuation of common area land that is owned.

XIII. Adjournment: Motion by Bill Mulesky 2nd by Kathy Manion to adjourn 12:24 pm. Carried Unanimously.

X: Next Meeting: April 12, 2022, 11:30 AM in person and/or Zoom