

SUNRISE POINTE VISTAS HOMEOWNERS ASSOCIATION

%Premier Properties, Inc.

3280 S. Camino del Sol #110

Green Valley, AZ 85622

Board of Directors Meeting Santa Rita Springs Recreation Center – Santa Cruz Room November 12, 2013

- I. **Call to Order:** R. Grannis, President, called meeting to order at 4:43 p.m.
- II. **Roll Call:** H. Bertrand, R. Grannis, L. Spacapan, A. Stitt, W. Whitman and N. Wolske. D. Carson of Premier Properties, Inc.
- III. **Welcome Guest(s):** None.
- IV. **Public Forum:** Explanation of requirements and Board compliance.
- V. **Approval of Minutes:** Motion to accept by H. Bertrand, 2nd by L. Spacapan. Approved.
- VI. **Review/Approval of Financials:**
 - a. Annual HOA Fee -- Three homeowners delinquent; two for full amount and one for one-half.
 - b. Motion to accept financials by H. Bertrand, 2nd by N. Wolske. Approved.
- VII. **Manager's Report:**
 - a. Street Parking -- Several recreational vehicles parked on streets for extended periods of time. Other residents have difficulty exiting and entering driveways.
 - b. Easements -- Questioned liability issues, will research responsibility regarding homeowner(s) or association.
 - c. Non-compliance Letters -- Sent per ARC instructions.
- VIII. **President's Report and Recommendations:** None.
- IX. **Committee Reports:**
 - a. ARC – H. Bertrand reported.
 1. Walk-around -- Six letters sent.
 2. Solar Panels -- Lot #66 stacked in driveway. Request form for installation has not been submitted.
 - b. Grounds Committee – W. Whitman reported.
 1. Urias & Sons Landscaping -- Continue to trim trees on both North and South side of Abrego entrance.
 2. Group Meeting -- Will establish plans for future upgrading and enhancements.
 - c. Social Committee – N. Wolske reported.
 1. Holiday Party – December 7th, catered by Sweet Peas.
 2. Decorate Entrance -- November 30th, talk to N. Dorsman; regarding planning and supervision of task.
 - d. Block Captains – None.

X. Miscellaneous Reports:

- a. Board Members – None.
- b. Card Care -- None.
- c. SRS Master Assoc. – None.
- d. GVC -- None.
- e. Web-site -- H. Bertrand and D. Carson reported.
 - 1. Homeowners names and address proofread and sent to Wendy.
 - 2. Minutes of BOD meetings sent to Wendy.

XI. Old Business: None.

XII. New Business: D. Carson reported.

- a. Lot #44 -- Sent 10 day notice to owners regarding violations. Prepare for Executive Session if requested by homeowner.
- b. Lot #44 -- D. Carson will send another letter. Prior to December BOD meeting acquire documentation regarding dates and times of violations.
- c. CC&Rs -- Confer with legal counsel regarding four amendments, to be voted on by membership as part of Annual Meeting.

XIII. Next Meeting and Adjournment:

- a. Monthly Meeting – December 10, 2013 at 4:30 p.m. in the Santa Cruz Room.
- b. Adjourn – Motion by N. Wolske. Adjourned at 5:53 p.m.