

Minutes of the November 11, 2018, annual Sunrise Canyon Homeowners meeting was called to order at 3pm by Allan Wright, President with Vince San Angelo, Treasurer, and Gail Seale filling for vacant Secretary position.

Owners present were John and Lorraine Gifford, Erika Geyer, Dorothy Williamson, Frank Wilcek, Shelby Ring, Bobbie Pease, Rhonda Haps, Sumner and Shirley Sachs, Chuck and Ann McCarthy, Bob Southward, Jim and Charlotte Slanaker, Fred Becker, John and Dot Jones, Syd Berwager, Ed and Gail Seale, Vince and Gloria San Angelo, and Allan Wright.

A motion was made and passed to waive reading of the minutes of the 2017 annual meeting.

Architecture: no requests this year.

Landscape: Jim Slanaker reported that tree trimming will be put off until sometime in 2019.

Syd Berwager reported that heavy rain this summer caused sediment build up behind his wall at 5280 Strada de Rubino. Some removal of this sediment was undertaken, however may be necessary to do this again at some point in near future.

Allan Wright, president, requested that residents who leave for extended periods keep their yards reasonably well tended, in part because it looks better but also to prevent the look of a vacant home.

Pool: The heater was turned off on October 31.

Allan Wright, president proposed that the HOA consider having solar panels installed on the ramada and roof covering entry area to the pool in order to help defray electricity expenses for HOA which average around \$268.00 per month currently. The solar panel would pay for about 80% of the monthly electricity cost. It was clarified that the pool uses gas for heating.

Two estimates for the cost of solar panels were obtained coming in at \$35,000 and \$31,000. The panels are guaranteed for 25 years.

Allan stated that it would take about 11 years to repay the savings.

Three options for paying for this were presented 1. from reserves 2. from reserves and a loan for the remainder or 3. a special assessment.

Vince San Angelo, Treasurer, stated that we only have about \$26,000 in our reserves and would need to either take out a loan for the remainder or have a special one time assessment to pay the balance.

Vince also stated that we need to keep our reserve balance flush in order to have funds for the likelihood that our streets may need more than just recoating in the near future.

After much discussion pro and con it was decided that we probably need more information to make an informed decision. A motion was made and seconded that we vote on whether to “consider” further investigation on moving forward on installing solar panels. There was a vote of 9 for and 10 against.

Tennis Court: Some cracks were filled during 2018.
We now have pickle ball equipment.

Streets: Were coated last year and look OK.

SAC Committee: Allan Wright stated that Champa Carr is on this committee which meets monthly presenting topics pertinent to the 12 developments within Fairfield.

Allan stated that the county will be redoing Kolb Rd from Sunrise to Sabino in the very near future.

Treasurer Report: Landscaping is our largest expenditure. Maintenance reserve is 10,640.93.

We had an issue with Republic Refuse Co. Hired a new company, Right Away Disposal, With a monthly savings of \$117.38 per month.

Dues: No need for rate increase at this time. Dues are \$1300.00 per year, payable in two payments per year of \$650. The first half is due on January 1.

A motion was made and passed to approve budget for 2019.

Website: Syd Berwager created a website for Sunrise Canyon for us for only \$150.00 per year. If we want something posted we can send it to Syd. He is updating our directory in spreadsheet form.

Old Business:

A request was made by the board to several homeowners to repaint their garage doors to the HOA approved Kings Canyon semi-gloss. All those requested complied.

Allan also asked homeowners to check to see if their garages that haven't been painted lately need a new coat.

Reminder made to check lamp post paint.

Gail Seale, a volunteer with SNAP presented information about this Sunrise Neighborhood Assistance Program which helps neighbors age-in-place in their own homes. SNAP provides volunteer services, educational programs and social events for residents over 55 years of age. the website is www.sunrisesnap.org.

Election of board member: A board vacancy was available due to Champa Carr's resignation from the secretary position. Shelby Rigg volunteered to be considered for this position and was elected to the board by HOA members present.

The meeting was adjourned at 4:40pm.