

# **Minutes from Sunrise Canyon Homeowners Association Annual Meeting**

**November 21, 2021**

The meeting was called to order by Allan Wright, President at 4 p.m.

Allan asked everyone to sign the sign-in sheet

Allan then asked everyone to introduce themselves

In attendance at the meeting were: Allan Wright, Shelby Rigg, Vince San Angelo, Champa Carr, Betty Stobie, Bob Stobie, Mark Happ, Ronda Happ, Loretta Rinderle, Dan Roberts, Leslie Roberts, JoAnn Wilkins, John Gifford, Loraine Gifford, Erika Geyer, Dorothy Williamson, Brad Williamson, Frank Wilcek, Len and Ann Rabinowitz, Gerald Barkan, Jim and Shelley Olsen, Mary Lou Higgins, Latrelle Scherffius, Brett Walker, Claire Connolly, Tim Connolly, Gloria San Angelo, Ed and Gail Seale, Syd Berwager, Camille Rutherford

## **Architecture Committee**

There were three requests during the year – all were approved

1. Screen in a porch
2. Add a roof over a side patio
3. Pool Addition

Discussion then took place about cutting off eaves of rafters – a picture is on the HOA website of what is allowed.

Gail Seale then discussed wanting different color/paint selections for the trim and main siding parts of the homes, but not suggesting changes to the garage door color. Gail will be the chairperson of the HOA Architectural Committee, and Shelley Olsen and Leslie Roberts are the other initial members. They are to explore different color options and present them to the Board

## **Landscape Committee**

Claire Conolly, Chairperson of the HOA Landscape Committee, introduced the new Landscape Contractor, Darren, of Infinity Earth Works

Darren proposed thematic continuity

He and his crew currently work 40 hours a month

No plant emergent treatment was put down before monsoons

Moved some cactuses to the entrances

Found 21 small saguaros across the street on HOA property; proposed moving them to the common areas south of East Territory Drive

Noted there was 141,518 square feet (3 ¼ acres) of maintainable common area

Will need 16.3 40 lb bags of reemergent - need to distribute it twice a year Jan/Feb and June/July; recommends the granular type which requires “prompt” rainfall to be effective

Unrocked common area is 88,944 sq ft – need to cover with rocks or some other material

Wants to number the trees and identify those with mistletoe; there is a need to control the mistletoe, otherwise it will spread to homeowners' trees; there could be a liability if tree limbs fall  
50 trees have been identified – 8 of which are unaesthetic and need to be removed  
Texas rangers have not been maintained properly, are woody, and also require lots of water  
Claire and the committee will survey the trees and shrubs and make recommendations

## **Pool**

New Pump and Motor were installed \$980.00  
Spa Light is still out and needs to be replaced  
Life Preserver is secured by a plant – needs to be changed  
Pavers are sinking and are a hazard – needs to be fixed  
Pool Lights are being left on at night and need to be turned off after use

## **Tennis Court**

Surface needs to be redone every 7 years – was redone in 2007  
Cost to resurface probably \$7-\$8,000 – Allan to get quotes

## **Streets**

Last time streets were coated cost \$12,000 – going to have it done again

## **Treasurer's Report**

Other than pool, landscaping and utilities, HOA is on Budget

Budget as presented was voted on and approved

There was a robust discussion on the HOA budget planning matters. The discussion included providing a 3-month window to prepare landscaping master plan alternatives and the conduct of a reserve analysis, possibly with the help of a third-party reserve analyst. The Board committed to another meeting, in approximately 90 days, of the HOA members to discuss project prioritization and funding. The Board also committed that, after determining funding requirements, it would revisit the 2022 budget, implying that the Board may reconsider the need for an increase of the 2022 annual assessment for the operating budget.

## **Board Member Election**

Tim Conolly was elected as the new Board Member. His 3-year term will extend through November 2024. Vince San Angelo's term extends through November 2022, and Allan Wright's term through November 2023.