

Minutes from Sunrise Canyon Homeowners Association Annual Meeting

November 6, 2022

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

Board Attendees: Allan Wright, Vince San Angelo, Tim Connolly

Homeowner Attendees: Stobie, Sherman/Miller, Carr, Brainerd, Slanaker, Berwager, Happ, Olsen, Roberts, Sachs, Bell, Wilcek, Faryon, Rinderle, Seale, Gugerty, Pierce, San Angelo, Salari/Moazami, Stanton, Gifford, Lehmann, Barkan, Williamson, Jones, Geyer

Voting Station opened

One open board seat (San Angelo). Two candidates (Vince San Angelo & Mark Happ)

Architecture Committee Report - Gail Seale, Shelley Olsen, Leslie Roberts

There were several requests during the year – all were approved

1. Two requests to raise perimeter wall
2. Renovation of a utility room at a back patio
(The renovation was modified to stay within the footprint of the existing structure)

The committee is conducting quarterly (exterior) property inspections - several correction notices were sent out

1. Two garage door color corrections
2. Two window trim color corrections

It was asked if awnings are allowed – yes following architectural committee review/approval.

Gail noted that Shelley Olsen will be moving, thanked her for her work on the committee and announced that Jane Vitale will be joining the committee.

Treasurer Report – Vince San Angelo

The proposed 2023 budget is consistent with past budgets with one significant difference., the line item for repaving the roads and special assessment funds for the paving skew the total budget amount this year. Vince noted that the landscape committee had provided a 2023 budget estimate of \$59k to make faster progress with the removal of diseased vegetation, clearing & re-ditching water ways, rocking to reduce dust, etc. This would be double the 2022 budget and not attainable with the upcoming road expenditure. The 2023 landscape budget is set at \$34.6k.

Vince stated that he expects to end 2022 on budget. Noting that the tennis court line item was significantly over budget due to shifting the funds for road sealing to renovation of the tennis court. And he expects gas to be about 10% over budget.

The board will review the 2023 annual budget as it collects bids for the road repaving.

Neighborhood Survey Review – Charlotte Slanaker

The survey results are available on the HOA website.

Charlotte noted the following highlights:

- The pool is the most used amenity; however she noted the tennis court had been repaired since the survey
- Repair of the roads was the number one facility priority
- Most residents preferred not to heat the pool year round
- Residents were in favor of the capital improvement fee tied to the transfer of property
- Many in the community would like potluck gatherings organized
- There was not much interest in community provided pickleball or water aerobics lessons

Board Member Election

Mark Happ was elected to the Board of Directors at the Sunday, November 6th, Annual Meeting. At their first meeting, the Board decided that Allan Wright would remain President, Tim Connolly would remain Secretary, and Mark Happ would become the Association Treasurer. Mark Happ's 3-year term will extend through November 2025, Allan Wright's term extends through November 2023 and Tim Connolly's November 2024.

The two board candidates have each requested these minutes document the election/nomination process.

- During the last week of July the board discussed initiating a nomination process for the upcoming board seat election. At that time, two of the three board members did not wish to actively seek nominations for the open board seat.
- The first week of October the incumbent board member began seeking support/proxies for re-election.
- October 31st, the board received notice of the nomination of a second candidate for the open board seat.
- November 1st, the board formed a nomination committee in accordance with the HOA by-laws. The committee serves for one year and is comprised of Tim Connolly (board member not up for election in 2022 or 2023), Syd Berwager and Frank Wilce. The board further agreed to send out bios for the two candidates to all homeowners along with a proxy form and solicitation for other nominations. Additionally, the board discussed providing each candidate the opportunity to address the HOA meeting attendees prior to initiating balloting.
- No additional nominations were received prior to the meeting nor from the floor.
- At the November 6 HOA meeting, the President chose not to actively solicit nominations from the floor nor provide the candidates the opportunity to address the meeting attendees prior to initiating the balloting process.
- There were no write-in candidate(s) presented during balloting.
- Incumbent Vincent San Angelo received 17 votes; Mark Happ received 28 votes.