

SUNRISE CANYON HOMEOWNERS ASSOCIATION

Tucson, Arizona

HOA Annual Meeting Notes 2021 -2017

November 21, 2021

November 2020 (Virtual Meeting due to Covid)

November 17, 2019

November 11, 2018

November 12, 2017

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.

Sunrise Canyon Homeowners Association

Virtual Annual Meeting - November 2020

Architecture Matters

Rafters Overhangs

A request was made to cut off ends of the rafter overhangs that had deteriorated due to rot. Vince and Allan looked at other home that were built with the eaves under the roof and granted this request.

The picture below shows how such rafters should be cut.



Exterior Trim Color

There is the continuing issue of was exterior trim being painted with colors other than the HOA CC&Rs specified color. There are a number of homes which have been painted exterior colors that do not meet the CC&Rs requirements. These color requirements can be found in the [“Paint Standards List”](#) on the [Sunrise Canyon HOA Official Documents and External Paint/Color Standards](#) page of the HOA website.

For the homes that are currently out of compliance, the Board has decided that these homes will have to be repainted to comply with the required colors before any one of them can be sold. No action to fine these homeowners will be taken at this time.

Starting July 1, 2020, any home that is painted in a color that is not specified in the CC&Rs will be sent a written notice of the violation and will have ninety days to make a correction by repainting the home with the required colors. If the homeowner does not comply, a fine of \$100 per month will be levied until the correction is made.

Landscape and Other Maintenance Matters

Plants

We planted 10 new trees, 10 cacti and 2 Mexican Bird of Paradise.

Two trees were removed upon request. We also removed 2 additional trees and trimmed one that was outside of our regular service area. Since there was an extra tree removed, we were not able to do any stone work.

Next year we will be trimming trees and removing mistletoe.

Pool

March - replaced the spa heater, \$3,600.

April - recoated the pool deck, \$2,306.95.

April - replaced the hot water heater for the restrooms and shower, \$550.00

Tennis court

The cracks are a little longer but it is okay to play on the court.

We have a new pickleball net for anyone interested in playing.

Streets

We did seal coating in 2017 and it is looking good. It should last another 3 years before we need to re-coat.

Other Matters

Sunrise Association Council (SAC) - Champ Carr is our representative.

Kolb Road – Construction has started and work will continue through 2021.

Treasurer Report – Vince San Angel. (See attached Treasurer's Report.)

Board of Directors Election

Allan Wright was the only nominee for the Board of Directors seat that was up for election for a new 3-year term. Therefore, Allan was reelected to serve for a term that will expire in November 2023.

Shelby Rigg's term will expire in November 2021.

Vince San Angelo's term will expire in November 2022.

Sunrise Canyon Homeowner Association Meeting
November 17, 2019 - 3 p.m. - Pool Area

Meeting was convened at 3:00pm

Allan Wright called the meeting to order

Those in attendance at the beginning of the meeting introduced themselves, Frank Wilcek, Bob Stobie, Dorothy Williamson, Jeanie King, Mark and Ronda Hap, Betty Stobie, Champa Carr, Marty Mariso, Nancy Cox, Gloria San Angelo, Erika Geyer, Jim and Shelley Olsen, Fred Becker, Daniel Vance, Ed Seale, Lorraine Gifford, Grace Richman, Pat Blease, Syd Berwager, Bob Southward, Allan Wright, Vince San Angelo and Shelby Rigg. A few other homeowners arrived after the introductions were made.

Minutes from the last meeting were approved

Election of Officers – Vince San Angelo’s three-year term had expired – discussion was held – Vince was nominated, seconded and re-elected to another three-year term on the Board.

Committee Reports

Architectural Review Committee

Allan explained there was one request to heighten a wall – it was approved and another one is pending.

Champa asked about the wall policy – citing a previous ruling and inconsistency in Application. Allan said the issue had been re-evaluated and approved – Shelby added that all other Fairfield HOA’s routinely approve requests for heightening walls in the back when architecturally the same and do not exceed 6 feet

Landscaping Committee

Allan stated that tree trimming was done last year – this year new trees and stone work would be done.

Champa asked about tree trimming by Ellie’s home and about new gravel on Agrifoglio – Allan stated that they would trim the trees by Ellie’s home where there is interference with the garbage cans and that the stone work/gravel would be done around the mail boxes.

Ronda asked about Homeowners keeping their landscaping neat. Allan asked her to let him know which homes she thought were in violation and the Board would look into it.

Erika asked about the stone/gravel under the trees and the need to clean up the bean pods and to look into the East side of her property as there are dead branches that need to be picked up.

Vince commented that our landscaping costs \$1,300 a month and that it is divided into 4 segments – one segment is done per month...a question was raised as to how many man hours.....response was billing by man hours is unknown.

Allan and Vince communicate with the landscapers but they do not walk around with them.

Pool Committee

- 6 new chairs were purchased at \$110/each
- New Heater was purchased for \$3,700/old heater was 14 years old
- Need to recoat the deck in late winter/early spring

Erika Geyer commented that the color should be darker as it is blinding and that the lights need to be on until 11pm.

Champa Carrasked about the women's restroom being unlocked...Allan responded that the transient was gone and not an issue anymore.

Jim Olsen commented that he would like the heater to the pool on for a longer period of time. After discussion, a motion was made and seconded to have the poolheater turned off for ONLY the following 3 months: December, January and February. This motion was voted on and approved.

Champa Carr asked about the tiles ...were they chipped....had anyone checked...Allan said he would look into it.

Tennis court – Allan stated that the cracks weren't any bigger, and equipment for pickle ball court is at Vince and Gloria San Angelo's home.

Streets were coated in 2017.

Treasurer Report

- Interest Income – when CD matured put all funds in money market account which is now earning 1.9%
- 3 years ago raised dues...\$13,000 in maintenance/reserve then, put in \$10,000 last year
- Reserve balance is now \$47,144.92 – plan to save again next year.
- Roads are OK now but 3-5 years from now we might have major road repairs – could be very costly.

Frank asked about trash/recycling – Vince responded that aluminum, paper and metal are the only items recycled...glass is not recycled and that some plastic is recycled. Collection may well move to bi-weekly after the current contract expires, but not likely before then.

Old Business

Allan commented that the four major issues identified in the HOA survey had been resolved and that new mail boxes had been put in at no cost to the HOAA discussion on Conflict of Interest took place and Allan assured everyone that there was no conflict – that all Board Members were paying market rate for any services used by contractors who were also doing work for the HOA – discussion ensued that a clause to this effect would be put into the by-laws when rewritten.

CCR's – need to be amended again also to include wall height and other matters but very costly as an attorney is required to complete changes.

Syd asked everyone to look at the website to verify directory accuracy...can also look on the Website for information on the Kolb expansion.

Vince asked about HOA statement delivery and if any HOA member wanted them to go to another email address to let him know.

Meeting was adjourned at 4:02 p.m.

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.

Sunrise Canyon HOA Annual Meeting Minutes November 12, 2017

The meeting began shortly after 4 PM.

Attendance: Allan Wright, Vince San Angelo, Champa Carr, Frank Wilcek, Erika Geyer, Mark & Ronda Happ, John & Vicky Cottrell, Pat Blease, Shelby Rigg, Marty Marsio, Chris Wright, Liv Blix-Breen, Patricia & Steve Knoblauch, Anita Stawicki, Gail Spale, Nancy Cox, Norm Staab, Syd Berwager, Gloria San Angelo, Fred Becker, Norma Patrick

November 6, 2016 Annual Homeowners Association meeting minutes were read and approved.

A new homeowner directory was handed out to all attendees.

Shelby Rigg had submitted a request to the Board in October to extend her outside wall. The members of the Board had previously denied the request unanimously. It was reiterated that:

1. The design does not fit the integral architectural design of the existing walls.
2. If the plan had been approved it could establish a precedent and others could make changes.
3. If this request was granted it could “open up a can of worms” for others to design their own additions, thereby compromising the original architectural design.
4. It was noted that another person had been granted a minor change to her wall over five years ago and the Board had acknowledged in their decision that had been a mistake.
5. No other changes to outside walls have ever been granted by any Board of the HOA.

According to the CC&R's the Board has the final say on such decisions. Shelby Rigg presented a petition in which she obtained the signatures of other owners after having been denied her request by the Board. There is no legal basis for a petition in the provisions of the CC&Rs. However, the petition was entered into the minutes as having been received, but with no action. It was stated that the decision could be changed if the owners elected the Board out of office. In that way, a new Board could potentially agree to the request. That is the only way the decision could be changed.

Landscaping – All owners are responsible for keeping front gardens weeded regularly, whether they are present or not. Please do not throw landscape refuse over the back walls, as it is unseemly and requires others to clean up the waste. The landscapers are hired to maintain the common grounds. This summer expenses were \$5,000 for: erosion control, maintenance, 4 trees removed, 4 trees trimmed, 7 trees planted, removal of mistletoe that is ongoing.

Pool – The Ramada was replaced for a cost of \$9200 and the Association had to use monies from the reserves to pay for it. Other expenses: maintenance, repairs on pump, and inspections on heater components. The service fee starts at \$80/hr. The pool heater

will stay on until the temperature dips below 80 degrees consistently. Please put back the spa cover after use. This preserves the heat and reduces costs.

Tennis Court – The cracks are not getting bigger. There was a motion to include Pickle Ball on the court. It was seconded and reasonable interest was expressed. Allan will look at options to add net and appropriate stripes and report back to the Board.

Streets – The Guard Top seal coating cost \$12,000. Allan Wright stated that it will be necessary to put monies aside to build up appropriate funds for future repairs to the roads to avoid a large assessment in the future. In approximately 12 years major work will be needed on the roads, which in today's dollars would be about \$120,000. The association will seal coat one more time before that occurs.

SAC Meeting on Nov. 8th – Kolb Rd will be repaired in the spring of 2019. There will be three lanes (with the middle lane used for left turns), two bike paths & one walking path.

Budget –The Treasurer listed the following increased costs since last year: Landscaping 32.4%, Water 35%, Pool & Repairs 27%, Trash 3.6% (with another increase in a month), Liability Insurance 16% (with no claims), Electricity 10%. SW Gas was the only item that decreased in cost 19%, which was attributed to the hot summer and warm spring.

The reserve fund has been depleted for two (2) years and it now is at \$26,000. Consequently there is a need to an increase the HOA dues \$200.00 a year. There is an objective to add \$5,000 to the reserves semi-annually. Syd Berwager motioned that HOA dues be raised to \$1300 a year and Erika Geyer seconded the motion. Frank Wilcek motioned to pay in \$5,000 semi-annually to the reserves and Syd Berwager seconded the motion. A vote was called on each motion and they both passed.

A new HOMEOWNERS DIRECTORY has been printed. They will be hand delivered to the homes of those who were not at the meeting. An electronic directory is available for anyone who requests it. Please contact the Secretary, Champa Carr champacarr@gmail.com.

A paint list is on the last page of the directory and it was updated to reflect the proper names and identifying numbers of the Dunn Edward paints that are required to be used by homeowners. The old list had created confusion for contractors. It was also noted that the directive on replacement of windows was inaccurately stated. It reads as: “Any window replacements must conform to the color of existing window frames.” The update is: **“For window replacements the outside frames must match the Norfolk Brown color listed above.”**

Syd Berwager has offered to begin setting up a website for the Sunrise Canyon HOA. It was suggested that certain commonly used documents, such as the CC&Rs, By-Laws, etc. be posted on the site.

Attendees were asked if they wanted to be elected to a Board position. No one spoke. A vote to retain the present Board Members was called and passed without descents.