

SUNRIDGE ESTATES

Homeowners' Association

P.O. Box 164-314 - 7320 LA CHOLLA BLVD - TUCSON AZ 85741- SE2HOA.org

Annual Meeting Minutes April 10, 2022

The meeting was called to order at 4:00 pm.

There were 18 homeowners and board members in attendance. Board members and homeowners introduced themselves.

Minutes from the last meeting (April 2021) were read and new homeowners were announced.

Suzanne Kinkel, HOA President, gave the Financial Report. She reported that a new contract with the bookkeeper was now in place and the HOA will now pay a flat rate of \$2,500 paid annually in January. Suzanne now pays all bills online. The HOA has received four transfer fees (from home sales) and has a healthy financial sheet. All HOA homeowner dues are paid. The HOA pays \$500 per quarter to Catalina Landscaping for common area and cul-de-sac maintenance. Suzanne walked with them last time they were out. Suzanne asked for recommendations for projects/upgrades and homeowners in attendance suggested improved cul de sac landscaping and lighting as well as lowering the HOA dues if possible.

Suzanne reported that it has been a busy year for email complaints. She reiterated that communication between neighbors should be the first step in complaint resolution. Violations are handled by the Board; personal relationships are beyond the scope of the Board.

A homeowner asked a question re: the website (SE2HOA.org) and who the email goes to when submitted. The email goes directly to Suzanne. There was also a request to list the Board members on the website. The Board members are listed but only Suzanne's email/contact information is provided. Further comments were made regarding the Board's responsibility to resolve personal relationship issues between homeowners. Board members reiterated that personal relationships are not within the responsibilities of volunteer board members who are also residents. A homeowner also asked if homeowner emails can be included in the Directory as email may help homeowners contact one another if issues arise. The Board declined to do this as several residents indicated they were uncomfortable with sharing personal contact information in the Directory. The Board asked, again, for residents to speak with one another face-to-face to address issues of concern.

There was discussion on suggested HOA projects. Past HOA President Brian Kopy explained that hiring a management company was not a good idea and that all the accrued funds in the HOA pretty much disappeared when the HOA hired a management company a few years ago.

Suzanne shared that she is working on setting up electronic payment for HOA dues in 2023, probably using Zelle.

Suzanne asked for recommendations for content in the Quarterly newsletters. Some suggestions included a new homeowner corner, a pet corner, and recommended services of trusted professionals and services that people are willing to provide to one another.

Suzanne reported that lots on Piping Rock and at the end of Sedona Ridge were sold. Homeowners had questions about dust, trucks, run off, etc. when construction starts. The Board determined such matters are the jurisdiction of the town of Oro Valley and any concerns should be referred to them for resolution.

Shari and Jaime have been conducting Hospitality outreach activities to new neighbors.

Homeowners discussed RV parking violations. The Board reiterated that RV parking was allowed for a reasonable amount of time (generally three days unless otherwise discussed with the Board for extenuating circumstances) and the Board has sent, and is willing to send, reminders if needed.

Homeowners noted the two new monuments signs were a significant improvement.

Suzanne leaves for the summer on May 6 and returns in October but will remain available through telephone calls, email, or text messages. All other Board members will be available locally.

Suzanne announced that John recently resigned from the Board and she solicited interest in filling that Board position. Melissa's term ended but she has decided to serve another term as a Board member.

The Board purchased Director and Officer's insurance to protect homeowners and the HOA in the highly unlikely event of a legal matter.

The meeting was adjourned at 5:02 pm.