

SUNRIDGE ESTATES

HOMEOWNERS' ASSOCIATION

P.O. Box 164-314 - 7320 LA CHOLLA BLVD -

TUCSON AZ 85741- SE2HOA.ORG

ANNUAL MEETING MINUTES APRIL 29, 2021

Meeting was called to order at 6:05 pm.

There were 17 homeowners and board members in attendance.

Introductions of board members and homeowners were made.

Minutes from the last meeting (April 2019) were read and highlights of accomplishments from the suggestions from the last meeting were mentioned. The lighting at the monuments was upgraded to solar. A landscaper was hired and a website was developed and is up and running! The minutes were approved and seconded.

The Financial Report was given by Melissa. She discussed some of the numbers in the report and what they were. Our biggest expenditures are the accounting firm that does the HOA's books and mailings and the landscaping company that the HOA has hired to take care of the monument areas and the cul de sacs. They come once each quarter. We also have a CD coming due that was opened to take advantage of the higher interest rates.

There are still 5 empty lots in the development with the possibility of one being built on soon. Nextdoor.com is a great resource for community issues in and around the local neighborhoods. ARC forms (Architectural Request Forms) must be submitted and approved before work commences. Approval, rejection and variances for the ARC forms were discussed and remember, everything may not be approved. ARC forms keep the board in the loop and are important!

The roads were resurfaced. The stretch on Piping Rock was repaired and the cul de sacs will be repaired this summer.

Traffic was allowed on the new surface too soon!

The monument areas have new lighting but the cul de sac areas will remain unlit. This is in keeping with the Dark Sky

ordinance.

Some community issues that were discussed were paint colors for houses must match a natural color. Street parking is allowed and will happen from time to time. Be patient and talk to your neighbor about it if you feel it has gone on too long or is becoming intrusive. RV parking is acceptable for 2-3 days.

Again, if you feel the boundaries have been overstepped, talk to your neighbor first and then talk to the board. If you are having any kind of a problem with a neighbor or a situation in the community, it is always better to go to the source before contacting the board. We are here for you but sometimes it is better to try and solve the issue on a personal, neighborly basis.

The new website is SE2HOA.org and is up and running. Thank you, Linda Hillmer for setting this up for us! If you have any photography that you would like to share, please do! You can find the CC&R's, the By Laws and HOA forms on the website.

You will not find a list of homeowners; however, if you want one, please contact a board member.

This is Brian Kopy's last meeting as HOA president. He has served for the last eight years. Thank you, Brian! Pete Brown's term has ended and he will not remain as member of the board.

Suzanne Kinkel will take over as HOA president. As Article 4, Sec 2 of the By Laws states, we can allow for additional Board positions. We have added three new volunteers to the Board.

They are Shari Colson, Linda Hillmer and Jaime Barker.

Melissa Wilson and John Rulmyr each have one year remaining. The new members were approved and seconded.

It was suggested that the serving President not pay the \$140 dues. It was discussed and "kicked down the road" for the present time.

It was also suggested that maybe the HOA as a whole should have some events to grow a sense of community. If you have any ideas or suggestions, please contact a board member.

As there was no more business, the meeting was adjourned at 6:47pm.

