

Sunset Acres II Homeowners Association Minutes  
Board of Directors' Meeting, April 17, 2019

The meeting is called to order at 6:02pm. Current Board members present are Larry Copenhaver, Melodee Franz, Sharon Gifford, Jon Murphy (arrived at 6:30pm), and Shannon Newton. The Board of Directors quorum is met. Four community members are initially present.

A. Secretary's Report

The secretary reviews the minutes of the 1/8/2019 annual board meeting of members. A motion is made to approve the minutes, it is seconded, and the motion passes 4-0.

B. Treasurer's Report

The treasurer's report for January - March 2019 is distributed to the Board followed by a verbal report by the treasurer of account balances and activity through 3/31/19. The Treasurer's report is attached to these minutes.

All HOA dues for the 2019 have been collected. The 2018 Federal and State taxes are completed. The annual fees to the Arizona Corporation Commission are paid, and confirmation of the annual report approval has been received.

C. Committee Reports

Three Architectural Review Requests were received in the last three months. The request and the disposition of the requests are as follows: 1) Lot 16 request for a storage shed was approved on 1/22/19 with conditions; 2) Lot 17 request for an extension of the existing backyard wall was approved on 3/18/19 with no conditions; 3) Lot 2 request for rain gutters was approved on 4/17/19 with no conditions.

D. Old Business

Board members reviewed the current HOA insurance policy with our State Farm agent. A comparison with Farmers Insurance was made, which was a significantly higher cost for the identical coverage. A motion is made to maintain the current policy, it is seconded, and the motion passes 5-0. This issue will be removed from old business.

The issue reported by 4 residents regarding Comcast internet service problems was discussed. Of the 4 residents reporting issues, 3 were resolved when they requested a Comcast service call to determine if the problems were specific to their individual homes. Repairs were done and each type of repair was unique to each home. We will pass this information on to the fourth resident. This will be removed from old business.

E. New Business

Mike Newman from the Marana Police Department Neighborhood Watch Support Team provided information on starting and maintaining a Neighborhood Watch. The Board noted that there has not been a neighborhood watch for many years. We were given 7 handouts/brochures about what a neighborhood watch is, how to organize one, the

establishment of volunteers with specific leadership roles, the importance for all residents to report and prevent crime, and the availability of crime statistics for our neighborhood. Information will be provided in the next HOA newsletter about Neighborhood Watch, with a request for community members to respond to the Board regarding interest in implementing this program. There is a motion to form a Neighborhood Watch committee, it is seconded, and the motion passes 5-0.

The Board discusses 4 compliance issues which have been brought to the Board's attention. 1) A few homes have not yet attended to the Spring weeds in their yard. This will be addressed by speaking to the homeowners. 2) Discussion was held regarding portable containers used as storage units. The Board has been told by the homeowner that it will be removed. 3) The issue of short term rentals (less than 30 days) was discussed after a complaint that a homeowner was renting their home on a short term basis. The homeowner was contacted. They were unaware of the restriction, pulled the listing, and agreed to abstain from renting the house for less than 30 days. 4) In response to a complaint received about parking, the Board reviewed and discussed Article VII of the Sunset Acres II CC&Rs. The restrictions identified in the complaint are not in the CC&Rs. The Board will reply to the homeowner with the results of the review.

The next Board meeting is scheduled for 7/24/19 at 6:00pm. The meeting is adjourned at 7:48.

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Melodee Franz, Secretary

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Date Approved