

Sunset Acres II Homeowners' Association Minutes
Board of Directors Meeting, October 22, 2022

- I. The meeting is called to order at 10:04 a.m. Board members present for roll call include: Robert Dickey, Ron Kelly, and Shannon Newton. Absent members include: Leo Shen. The Board of Directors (BOD) quorum is met. Two members of the community were also present.
- II. Secretary's Report
 - a. The BOD reviewed the minutes of 07/22/2022. A motion to approve the minutes is made, seconded, and passes 3-0.
- III. Treasurer's Report
 - a. The Treasurer reports account activity from July - September 2022. Ending balance as of 9/30/2022 was 8,941.62 (savings) and \$1,511.02 (checking).
 - b. The 2023 Budget was presented to the BOD (enclosed). Discussion included the incremental rising costs of operating expenses over the past 5 years. A motion to approve the proposed 2023 budget with a 5% increase in dues (\$2.00) is made, seconded, and passes 3-0. The 2023 annual dues will increase to \$42.00 per member household.
 - c. The HOA Board discussed requesting all homeowners who are able to take regular correspondence (i.e., meeting notices, agendas, minutes and newsletters) via email to be encouraged to sign up for email distribution (requires signature). The Secretary was tasked with including this request with the annual dues invoices.
- IV. Committee Reports
 - a. Architectural Review Committee. One ARC review has been processed since the July 2022 Board meeting.
 1. Lot 4, screened shutters for rear porch area enclosure approved on 10/10/22 with no conditions.
 - b. Neighborhood Watch Committee. No activity.
- V. Old Business
 - a. Review enforcement procedures (tabled)
 - b. Update CC&Rs (tabled)
- VI. New Business
 - a. Nominations for the 2023 Board of Directors Elections are taken in meeting. Robert Dickey, Ron Kelly, Shannon Newton and Sharon Gifford were nominated for the BOD.

A motion was made to allow for written nominations for the 2023 Board of Directors elections of Sunset Acres II HOA through December 2, 2022 (postmark). A written nomination may be mailed to Sunset Acres II HOA, PO Box 85725, Tucson, AZ 85754. Written nominations will be confirmed through the nominee to ensure they would like to be considered for the HOA Board of Directors for 2023. Motion was seconded and passed 3-0.

A motion as also made to convene the Annual Meeting of Members on Friday, January 20, 2023 at 6:00 p.m. due to scheduling conflicts. The motion was seconded and passed 3-0.
- VII. The annual meeting of members will convene on Friday, January 20, 2023 at 6:00 p.m. This meeting was adjourned at 11:02 a.m.

Shannon Newton, Secretary

Date