

Sunset Acres II Homeowners' Association Minutes

Regular Board of Director Meeting – July 22, 2022

The President calls the meeting to order at 10:19 a.m. The meeting commences at the Wheeler Taft Abbett Library, Community Room. Roll call: Board members present include: Robert Dickey, Leo Shen, Shannon Newton, and Ron Kelly. One community member is present. The Board of Directors quorum is met.

A. Secretary's Report

The Secretary provides the minutes from the regular board of directors meeting of April 22, 2022. A motion to approve the minutes is made, seconded, and passes 4-0.

B. Treasurer's Report

The Treasurer provides a report detailing account activity (expenditures and interest) for Quarter 2: 2022. Balances as of June 30, 2022 are as follows: savings \$8941.40 and checking \$1754.19.

C. Committee Reports

The Architectural Committee Chair reports two submissions since the 4/22/2022 meeting of members. Lot 29: installation of solar panels on the roof, approved 5/12/2022, no conditions. Lot 28: installation of solar panels on the roof, approved 6/21/2022, no conditions.

Neighborhood Watch Committee: No activity.

D. Old Business:

Goals from the 2022 annual meeting of members were individually discussed.

1. Review enforcement procedures – remains tabled
2. Update CC&Rs – remains tabled

E. New Business

1. Simplify process for approval and ARC guidelines. The Board discussed the draft changes to the Architectural Guidelines previously outlined during the April 22, 2022 regular board meeting. The Board voted to approve the Architectural Guideline revisions with a vote of 4-0.

Revisions include expanding Paragraph D "Exceptions for Maintenance" in the Sunset Acres II Homeowners' Association Architectural Control and Guidelines (Page 1) to include the following 'pre-approved' projects:

- Repainting the house/sheds/walls/gates in the "same" colored paint including body and trim colors.
- Repainting the house/sheds/wall/gates in a pre-approved color scheme with proposed Sherwin Williams 'Sunset Acres II HOA' approved color scheme and Dunn Edwards 'Sunset Acres II HOA' approved color scheme. *Note: It was relayed by the President that the HOA members may receive discounts on paint when purchased from Sherwin Williams and Dunn Edwards. Homeowner must purchase the paint to receive a discount.*
- Any and all plantings in the back yard.
- Changes/additions to the backyard that less than six-feet in height (i.e. cannot be seen over a 6' fence) and are non-permitted.
- Metal security doors matching the existing or proposed color schemes.

- Solar energy devices as defined by ARS 44-1761 mounted on *existing* structures.
- Antennas/satellite dishes with the largest dimension of one-meter or less and in compliance with all Federal exemptions.

The Board also voted to approve minor updates to Page 2 Architectural Review Committee (ARC) Review Policies and Procedures including removing numerical numbers for approval from Paragraphs B “a 3-person vote” and Paragraph D “5-person vote”. The language was replaced with “majority vote”.

Finally, a single change to the Architectural Improvement Application and Review Form was approved to remove the “Approximate Project Cost” from the application.

The Secretary was tasked with sending out the revised Architectural Review Guidelines. (Closed)

2. Fall Newsletter. A Fall newsletter will accompany the notice for the October regular Board of Directors meeting. This newsletter will summarize changes to the ARC guidelines. (Closed)

3. Traffic Control. Brief discussion was had regarding the President’s request to the City of Marana for traffic control to prevent vehicles from cutting the corner coming onto Sunset Dunes Place from Silverbell Road. There was a safety concern regarding the dirt/debris/rocks that are shifted onto the road from cutting the corner. The President indicated the City did not respond to the request and he will follow-up with the City on the request. (Open)

4. The next regularly scheduled board meeting was set tentatively set for **SATURDAY, October 22, 2022 at 10:00 a.m.** The October meeting will be located at the Nanini Library, 7300 N. Shannon Road, Tucson, AZ 85741 (Community Room) due to limited availability of our local library meeting room.

The meeting adjourned at 11:42 a.m.

Shannon Newton, Secretary

Date