

Sunset Acres II Homeowners' Association Minutes
Regular Board of Director Meeting – August 5, 2023

The President calls the meeting to order at 10:19 a.m. The meeting commences at the Nanini Library, Conference Room. Roll call: Board members present include: Robert Dickey, Sharon Gifford, Shannon Newton, and Ron Kelly. The Board of Directors quorum is met. No community members are present.

A. Secretary's Report

The Secretary provides the minutes from the annual meeting of members of January 21, 2023. 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 (deposits, expenditures and interest) for Quarters 1 and 2 of 2023. A motion to approve the report is made, seconded, and passes 4-0.

C. Committee Reports

Architectural Committee: ARC Chairman reports no submissions in Quarter 1 and 2 of 2023.
Neighborhood Watch Committee: No activity.

D. Old Business: None.

E. New Business

1. The Board reviews a new, 60-month, reduced rate Waste Management contract. The contract specifies a monthly rate of \$11.61 plus a variable Recycling Materials Offset (RMO), and variable Energy Surcharge (replacing the fuel and environmental fee) and schedule of supplemental charges (e.g., container exchange fee, delivery charges, and cart removal, etc.). The new agreement does not provide for a fixed price during the contract term, but was negotiated to reset the monthly base rate to ~12% less than the existing monthly rate.

The Board votes affirmatively (4-0) to commence a community vote of this new reduced WM contract (a community sub vote is required per the CC&Rs due to the length of contract). Each household will receive the contract in full and a ballot sheet to vote "Yes" or "No" to the Board signing the new 60-month contract. The measure requires a simple majority (22/42 household/members) to pass by community vote. The Secretary was tasked with preparing the ballots for mailing. **A special Board of Directors meeting will commence on September 6, 2023 to count the votes for this measure.** Notice of the meeting will be sent with the ballot materials.

2. The Board discusses the University of Arizona Pima County Cooperative Extension offer for outreach and education services regarding invasive grass species. The Board opts to not pursue the outreach and education services at this time. A 2018 newsletter on this topic is available to members at www.sunsetacres2.com (<Association Documents>, <Archived Minutes and Newsletters>).

3. The next regularly scheduled board meeting was set for Saturday, October 28, 2023 at 10:00 a.m. at the Nanini Library, 7300 N. Shannon Road, Tucson, AZ 85741 (Conference Room). The meeting adjourned at 11:20 a.m.