

SUNRISE RACQUET CLUB OWNERS' ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 15, 2018

BOARD MEMBERS PRESENT: Les Wheeler, Vice President
Susan Gathings, Secretary
Gary Hagney, Treasurer
Jack Helscher, Director
Jerry Cruz, Director
Mary Blackman, Director

BOARD MEMBERS ABSENT: Nancy Luckritz, President

OWNERS PRESENT: See Attached List

Also present was Bobbie Gaffney, representing The Gaffney Group

CALL TO ORDER

Vice President Wheeler called the meeting to order at 10:00 A.M.

APPROVAL OF MINUTES

A motion was made by Mary Blackman to approve the minutes of the June 16, 2018 meeting. The motion was seconded by Susan Gathings and carried. A motion was then made by Gary Hagney to approve the minutes of the August 16, 2018 Planning Session. This motion was seconded by Mary Blackman and carried.

FINANCIAL REPORT

The Board reviewed the financial statements for the periods ended May 31, 2018, June 30, 2018, and July 31, 2018. Treasurer Hagney presented the financial report for the period ended July 31, 2018. He stated that the Association was over budget by \$44,000, with a current net income loss of \$13,205. The reserve balance at the end of July was \$512,912 and owner delinquencies were down to \$2,524 for current owners and \$12,750 for prior owners. Treasurer Hagney also reported that the Board held a Planning Session to discuss future operating expenses and the maintenance of an aging infrastructure. He stated that the monthly assessment has not been increased since 2007, however it will be necessary to increase in 2019 to continue to support the association's expenses. This will be discussed further during the November meeting. **A motion was made by Mary Blackman to accept the financial statements for the three months. The motion was seconded by Susan Gathings and carried.**

COMMITTEE REPORTS

Landscape

Mary Blackman reported that the grass is being cut lower in anticipation of the over seeding to take place at the end of the month. Many of the trees will also be trimmed prior to the over seeding. The

Association is still in the process of replacing plants that died over the summer. Owners are asked to contact Management to report any dead plants.

Architectural Committee

Jack Helscher stated that, since the last meeting, the Committee received 6 requests for replacement windows and doors, 3 requests for alumawood courtyard covers, 4 requests to replace HVAC systems, 2 requests for rear patio tile, 1 request for a replacement garage door, 1 request for a patio block wall, 1 request for a patio pergola, 1 request for an atrium skylight, 1 request for a built-in barbecue, and 1 request for patio and courtyard pavers. There were some questions raised regarding the pergola request. Jack Helscher stated that the Committee would be reviewing this very carefully, as its approval would set a precedent and could have an impact on surrounding units. It has not yet been approved.

Pools, Spas and Lakes Committee

Jerry Cruz reported that a variable speed pump was replaced at Pool #2, the pool fence was repaired at Pool #2, and Pool #5 was acid washed and the tile was glass bead cleaned and sealed. He mentioned that several of the umbrellas are being repaired and some of the furniture was repaired over the summer.

Social Committee

Les Wheeler stated that the potluck this evening will be drinks and appetizers. The October potluck is being hosted by the Board of Directors, who will supply the drinks and meat. Hosts for the season are still needed. Interested owners should contact Paula Auburn or Bobbie Gaffney.

Tennis Committee

There was nothing new to report. It is expected that tennis and pickle ball play will pick up very soon, now that the weather has cooled.

A motion was made by Susan Gathings to accept the committee reports. The motion was seconded by Mary Blackman and carried.

ACTION ITEMS

Unit Number Light

The Board reviewed pricing information from the light manufacturer. There is still concern that the prototype is too bright. The manufacturer will be asked to provide a prototype with a lesser kelvin. Action on this was tabled pending receipt of the new prototype.

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Palm Tree Skinning

Two proposals were received to trim 9 palm trees around Pool #6. Each proposal was in the amount of \$2,250. **A motion was made by Gary Hagney to approve the proposal submitted by Sanchez Landscaping. The motion was seconded by Jerry Cruz and carried.**

Pool Furniture

During the Planning Session Jerry Cruz provided prices to refurbish the existing furniture. Management obtained prices to replace the furniture with new. More research is needed on this. The manufacturer of the current furniture will be contacted for a price. Jerry Anderson will provide the manufacturer's information to Management. Action on this was tabled.

Building Wood Repair

Management provided the Board with a partial list of units where wood deterioration exists. It is believed that some of this may be cosmetic and replacement will not be needed. However, there are many areas where the wood is rotted and will need to be repaired or replaced. A sample "skinning" of the wood (covering with metal) was completed at 1150 Via Tennis above the garage. A sample composite replacement was completed at 1280 Via Tennis above the garage. The skinning and composite are being considered as these are long term solutions. The cost compared to wood will be comparable, although the composite will require a counterflashing if used in some locations. The Board will view the samples and a decision will be made as to how to proceed, after which competitive bids will be obtained.

SCHEDULE NEXT MEETING

The next meeting will be held on October 20, 2018, at 10:00 A.M. The meeting will be held in the SRC clubhouse. This will be the Annual Meeting of Members.

OWNER FORUM

Topics during the Owner Forum included landscape, irrigation, tree roots, and driveway cracks. New owners were introduced and Jerry Cruz announced that One PS information will be posted on the bulletin board for owners to view. He stated that Desert Water Agency is currently offering rebates for low flush toilets and owners should check with Southern California Edison for rebates on electrical items.

ADJOURNMENT

Upon motion made by Gary Hagney, seconded by Susan Gathings and carried, the meeting adjourned at 11:05 A.M.

Respectfully submitted,

Susan Gathings

Secretary