

SUNRISE RACQUET CLUB OWNERS' ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
APRIL 21, 2018

BOARD MEMBERS PRESENT: Nancy Luckritz, President
Susan Gathings, Secretary
Gary Hagney, Treasurer
Jack Helscher, Director
Jerry Anderson, Director
Mary Blackman, Director

BOARD MEMBERS ABSENT: Les Wheeler, Vice President

OWNERS PRESENT: See Attached List

Also present was Bobbie Gaffney, representing The Gaffney Group

CALL TO ORDER

President Luckritz called the meeting to order at 10:02 A.M.

APPROVAL OF MINUTES

A motion was made by Mary Blackman to approve the minutes of the March 17, 2018 meeting. The motion was seconded by Jack Helscher and carried.

FINANCIAL REPORT

Treasurer Hagney presented the financial report for the period ended February 28, 2018. He stated that the Association had a negative variance to budget at the end of February due primarily to water expense. The reserve balance at the end of February was \$635,428. He commented that owner delinquencies are down from the previous month and the Association continues to pursue collection of all amounts. **A motion was made by Susan Gathings to accept the financial statement for the period ended February 28, 2018. The motion was seconded by Mary Blackman and carried.**

COMMITTEE REPORTS

Landscape

Mary Blackman stated that there are still several areas where replacement plants are needed. If owners are aware of missing plants they should notify Management. Sanchez Landscaping provided a revised proposal to plant along Trofeo from Paseo Raqueta to the rental cottage, using 15 gallon plants. **A motion was made by Mary Blackman to approve this proposal, in the amount of \$1,460. The motion was seconded by Jack Helscher and carried.**

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Architectural Committee

Jack Helscher reported that, since the last meeting, the Committee has reviewed a request for window and sliding glass door replacements. He stated that the mold remediation is complete in the maintenance building and that he, the general contractor, landscaper, and Management met to discuss reconstruction. The building will be repurposed, with areas for gardener storage, plus a lunchroom area for the gardeners. The building will be reduced to one bathroom to allow for a storage area for the Association's paint. A wall is also being created for the organization of the landscaper's tools. Mr. Helscher also reported that a homeowner has been researching replacement unit numbers. A Canadian product has been located and a sample is being sent. It is a glass composition with LED lighting. The numbers would be mounted on the header above the garage and, based on volume, a discount is available.

Pools, Spas and Lakes Committee

Jerry Anderson stated that there has been no change in the pools and spas and the Aquaducks continue to work out each morning at Pool 4.

Social Committee

In the absence of Les Wheeler, Nancy Luckritz announced this evening's potluck. Owners were asked to bring a dish to pass and drinks.

Tennis Committee

Nancy Luckritz reported that tennis play and pickle ball is still going strong.

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

ACTION ITEMS

Board Member Resignation / Appointment

At this time Nancy Luckritz announced that, after 13 years on the Board, Jerry Anderson is retiring. He was thanked for all of his hard work and contributions to the Association, including the chairing of the Pools, Spas, and Lakes Committee. **A motion was then made to appoint Jerry Cruz to fill the Board vacancy created by the resignation of Jerry Anderson. The motion was seconded and carried.** Jerry Anderson then left the Board table and Jerry Cruz joined his fellow directors.

Driveways

Nancy Luckritz stated that she and Management inspected each of the driveways and created a map, marked with the priority condition of each. Those marked #1 need to be addressed this year and Jelinek Construction provided a price of \$33,700 to address these 9 driveways. **A motion was made by Jack**

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Helscher to approve the proposal from Jelinek Construction. The motion was seconded by Susan Gathings and carried.

Rules and Regulations Amendment – Contractor Hours

The Board was in agreement that the Rules and Regulations should be amended to state that commercial vehicles are not permitted on property on Sundays or holidays unless emergency repairs are being made. Additionally, there shall be no construction work by contractors or owners, or work that creates noise, on Sundays or holidays. Management will create the amendments and send to owners for a 30 day review and comment period.

Asphalt / Pavers

The Board reviewed several proposal to replace the streets with asphalt and proposals to replace the streets with pavers. The paver bids were broken out to include a price for each individual street. The total cost of pavers is approximately \$1,000,000. Due to the cost, the Board took no official action, however **a motion was made by Jack Helscher to consider moving forward with pavers beginning in 2019, conditional upon the cost being budgeted and included in the Association's reserve study. The motion was seconded by Jerry Cruz and carried, with Gary Hagney casting a no vote.**

Outdoor Lighting Fixture

Jack Helscher provided information on a Kichler light fixture that would be used along the front path of the 2 bedroom units. This fixture is available from Lowes and can be viewed at 1339 Via Tennis. He recommended that this fixture be adopted as the approved light to replace existing walkway lights at the 2 bedroom units when they need to be replaced, and to be used for all new installations. **A motion was made by Jerry Cruz to adopt this fixture. The motion was seconded by Susan Gathings and carried.** Owners will still be required to submit an Architectural Request Form and await approval prior to installing the lights.

SCHEDULE NEXT MEETING

The next meeting will be held on May 19, 2018, at 10:00 A.M. The meeting will be held in the SRC clubhouse.

OWNER FORUM

Owner Nancy Williams stated that she will be moving and she will be getting rid of many items if residents are interested. The upcoming painting project was mentioned, as well as the driveway replacements. Owners were reminded to lock the clubhouse doors, the poor condition of the perimeter plants was mentioned, and there was concern expressed over speeders. Garage rules/parking was mentioned and it was noted that birds do not bother black trash bags the way that they do the white bags. Jerry Cruz announced that there will be an upcoming meeting, with the topic Stop the Bleed,

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having to do with disasters and accidents. Measure C dealing with vacation rentals was mentioned, as well as an upcoming PSHS fundraiser. An owner also mentioned that the quality of the pool water should be monitored.

ADJOURNMENT

Upon motion made by Gary Hagney, seconded by Jack Helscher and carried, the meeting adjourned at 11:10 A.M.

Respectfully submitted,

Susan Gathings
Secretary