

SUNRISE RACQUET CLUB OWNERS' ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 17, 2018

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

BOARD MEMBERS ABSENT: Les Wheeler, Vice President
Jerry Cruz, Director

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 10:00 A.M.

APPROVAL OF MINUTES

A motion was made by Jack Helscher to approve the minutes of the September 15, 2018 meeting. The motion was seconded by Susan Gathings and carried. President Luckritz stated that the Board met in Executive Session prior to this meeting to discuss owner compliance.

FINANCIAL REPORT

The Board reviewed the financial statements for the periods ended August 31, 2018 and September 30, 2018. Treasurer Hagney presented the financial report for the period ended September 30, 2018. He stated that the Association had a negative variance to budget at the end of September due primarily to water expense and landscape extras. The reserve balance at the end of September was \$521,657. **A motion was made by Susan Gathings to accept the financial statements for the two months. The motion was seconded by Mary Blackman and carried.**

A motion was made by Jack Helscher to approve the 2019 operating budget, which increases the monthly assessment to \$500 per unit. The motion was seconded by Mary Blackman and carried.

A motion was then made by Mary Blackman to authorize the filing of a lien on #21382. This motion was seconded by Susan Gathings and carried.

COMMITTEE REPORTS

Landscape

Mary Blackman reported that the Association has green grass! Replacement plants have been planted in most areas, however owners were asked to contact Management if they know of an area where a

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plant is still needed. Dead plants should be flagged or reported to Management. Tree trimming will be postponed until March to allow the grass to become established. **A motion was made by Gary Hagney to approve the removal of two dead trees. The motion was seconded by Susan Gathings and carried.**

Architectural Committee

Jack Helscher stated that, since the last meeting, the Committee has reviewed requests for the replacement of two rear patio gates, installation of window tinting, installation of a rear patio awning, installation of a courtyard cover, installation of a courtyard gate screening, installation of a satellite dish, replacement of a garage door, and the replacement of windows and sliding doors at two units. A request to install a plenum and ductwork is on hold pending receipt of additional information. Jack Helscher went on to state that the prototype number light had opaque tape applied to the bottom so the light does not shine down. It was noted that there are some issues with the light installation that still need to be discussed.

Pools, Spas and Lakes Committee

In the absence of Jerry Cruz, Nancy Luckritz stated that there have been no significant events involving the pools, spas, or lakes since the last meeting.

Social Committee

In the absence of Les Wheeler, Nancy Luckritz announced this evenings gathering, which will be a thank you to the Board.

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

Pool Furniture

The Board reviewed several proposals for the purchase of replacement pool furniture. Prices ranged from \$21,000 to over \$90,000, with strap furniture comparable to the existing furniture being the least expensive. The Board was in agreement to switch to sling furniture and a motion was made by Nancy Luckritz to approve the proposal in the amount of \$30,018 submitted by Crimson Pool Furniture. The motion was seconded by Mary Blackman and carried. The colors selected were Pritchard Ember for the

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sling and Textured Greco Bronze for the frame. The Board was also in agreement that the old pool furniture would be donated.

Ratify Wood Replacement

A motion was made by Susan Gathings to ratify the Board's prior action to approve the proposal submitted by F & F Construction to replace the dry rotted wood with composite. The motion was seconded by Gary Hagney and carried.

Roof Maintenance

A motion was made by Gary Hagney to approve the annual roof maintenance with Western Pacific Roofing. The motion was seconded by Mary Blackman and carried.

Guardhouse and Clubhouse Painting

The Board reviewed one proposal in the amount of \$6,210 submitted by Pilot Painting. Management stated that additional proposals have been requested, but have not yet arrived. In order to move forward as soon as possible, **a motion was made by Gary Hagney to approve a cost not to exceed \$6,210 once the other proposals are received. The motion was seconded by Mary Blackman and carried.**

SCHEDULE NEXT MEETING

The next meeting will be held on December 15, 2018, at 10:00 A.M. The meeting will be held in the SRC clubhouse.

OWNER FORUM

It was stated that Spa 1 is cold. An owner mentioned a problem with tree roots and it was reported that the front gate is not closing completely. An owner stated that the closure on the pedestrian gate needs to be adjusted and it was noted that the latches on the tennis court gates are bent. Paula Auburn reported that the police are temporarily providing extra patrols in and around SRC due to recent events. Driveway repairs were mentioned, as well as a problem with geese. One owner commented that the property looks great.

ADJOURNMENT

Upon motion made by Susan Gathings, seconded by Gary Hagney and carried, the meeting adjourned at 10:48 A.M.

Respectfully submitted,

Susan Gathings
Secretary

