



SHADOW HAWK ANNUAL HOME OWNERS MEETING

aka: Sun ridge Meadows East Home Owners Association
February 27, 2004

Attendance

- ❑ Officers - 4 out of 5 in attendance
 - Present - Larry Massey (President), John Iander (Secretary), George Davenport (Treasurer), Geene Alhady (Home Owner)
 - Absent: Dave Washington (Home Owner)
- ❑ Residents – 33 out of 38 homes represented
 - *PRESENT* - Stride, McMahon, Atkinson, Burns, Schultz, Peroutka, Greene, Miglore, Zimmermann, Smith (Micheal), Brown (Micheal), Mirgoli, Ricketts, Fox/Cobb, Southworth, Deatherage, Aquino, Thuener, Massey, Iander, Davenport, Alhady, Bosse, Alford/Aquino, Janza, and Carter
 - *PROXYS* – Titus, Stern, Vanhoven, Meyers/Keller, Liston, Brown (S.) and Shattuck

Call to Order

- ❑ The meeting was called to order by the president, Larry Massey
- ❑ The motion was second by Sharif Migoli
- ❑ The minutes from the previous HOA meeting were distributed and accepted

Finance Report – George Davenport

- ❑ There is \$88,000.00 in our account at the present time
- ❑ 6 homes have not paid dues for last quarter and 1 home has not paid for the last 2 quarters
- ❑ It was suggested by Allen Miglore that the HOA should conduct a professional “Reserve Study” this was approved
- ❑ It was confirmed that the Titus’ and Sterns do not have to pay the full quarterly sum of HOA dues as previously determined at the last board meeting
- ❑ The board confirmed that the association does *not* pay to have Stern’s/Titus’ gates maintained
- ❑ The report was approved and second given by Lynn Massey

1. **Action Required: Larry Massey** - Do some discovery on conducting a Reserve Study and report back to the board with his findings
2. **Action Required: Larry Massey** - Draft and send a letter to Sterns and Titus outlining the HOA dues adjustment as determined at the last board meeting. Complete this by the end of March 2004

Board of Directors Elections – Larry Massey

- ❑ Our last annual meeting was in the summer of 2002.
- ❑ Ed Ricketts suggested that at least one current member should stay on to keep continuity
- ❑ Susan Miglore made a motion that “*Two board seats should be for one year terms and 3 for two year terms*”. This was seconded by Sue Atkinson
- ❑ George Davenport and Dave Washington are moving out of the community within the next few months and will not be eligible
- ❑ Larry Massey and Geene Alhady agreed to add their names on the new ballot listing
- ❑ Residents who volunteered for positions: Sue Atkinson, Ed Ricketts, Paul Thuener, Michael Smith, Larry Massey, Sharif Mirgoli and Geene Alhady
- ❑ An election was held during the meeting by secret ballot. Our new officers are: Sue Atkinson, Larry Massey, Sharif Mirgoli, Ed Ricketts and Michael Smith.

3. **Action Required – New board members:** Hold a meeting within the next three (3) weeks to determine office responsibility, establish future meeting frequency as well as dates and disposition any urgent business

Maintenance of the Common Areas – John Iander

- ❑ Gates
 - The gates at Brandon & Talon Roads were repaired by R&S, they had a faulty loop sensor
 - The technician also reported that there is moisture in the cable that runs from the loops to the controller. He suggested that we replace and reseal the underground cable run
 - Also, the PG&E power meter was stolen from the utility panel at the Brandon & Talon Road gates. PG&E replaced it and installed a locking collar to deter any future vandalism
 - Roads
 - All are in good condition. It was encouraged for all homeowners to be on the look-out for damage and report it immediately to the Common Area Committee (see “Open Forum” section for member’s names)
- ❑ Drainage Ditches and Culverts
 - Some silting has been seen in certain areas throughout the community
 - Two homeowners have been seen dumping rock and construction debris into the ditches. This was reported by several homeowners to the board and the board is considering what action will be taken
- ❑ Water Tank/Pumps/Wells
 - The irrigation well at the main gate on South Shingle Road continues to under perform – it was pumping out only 1 gpm when checked at the end of the summer. Lang Well lowered the pump to try to collect more water, however, so far, no improvement.
 - An inspection is needed at the water tank’s boost pumps. We have been having difficulty finding a company to handle this
 - The PVC pipes were broken and are in need of repair at the well house on Talon Drive, vandalism is suspected. This well “feeds” the tank that is used in case of a fire – it **MUST be fixed immediately**
- ❑ Trees Surrounding Water Tank
 - The Original Arizona Cypress trees planted incurred wind damage and disease. The board approved the removal of these and replanting of Cedar trees

4. **Action Required – Common Area Committee:** Meet to determine the best approach to fixing the gate, landscape and pump issues, complete discovery and present their findings/proposal to the board for approval

Weed Abatement – Pete Southworth

- ❑ Spraying will begin next week – weather permitting
- ❑ Even if you opt out of the weed spraying all homeowners MUST clear their weeds 10 feet from the road and maintain a 30ft perimeter that is free of weed and brush around their homes
 - The understanding is that the fire department WILL NOT attempt to put out a fire at any residence where this has not been done

Management Company Discussion – John Iander

- ❑ The Pros and Cons were discussed
 - PROs: HOA law knowledge, knowledge of local vendors for gates, road maintenance, ability to keep structure and continuity with regard to meetings, communications
 - CONs: Cost, concerns that they would be “telling us what to do”, etc.)
- ❑ There were a number of homeowners that expressed a desire for this
- ❑ The company that manages Sun Ridge Meadows West did give him a quote - \$75/hr and offered several packages, which include meeting management, management of financials (bookkeeping and taxes). Their minimum monthly quote was around \$275.00 per month, which equates to \$8, 000.00-\$10,000.00 annually.
 - John has talked to several of the Sun Ridge West Home Owners and they are very happy with this company’s performance.
- ❑ A motion was made by Pete Southworth create a sub-committee to continue gathering information. Dean Zimmermann seconded the motion.
- ❑ The team consists of: John Iander, Pete Southworth, Dean Zimmermann

5. **Action Required – Management Company Discovery Committee:** Complete discovery and report their findings at an upcoming Board Meeting

Open Forum – Larry Massey and John Iander

- ❑ It was suggested by Ed Ricketts that the HOA form a Welcoming Committee for new residents moving into the neighborhood.
 - Seconded by Ed Ricketts
 - A committee was formed, the members are: Terrie Fox, Sue Atkinson, Ed Ricketts

6. **Action Required – Welcoming Committee:** Meet to determine their strategy, complete discovery and present their findings/proposal to the board for approval

- ❑ Excessive speeding was a big concern for several homeowners, requests for speed signs as well as signs designating blind corners was suggested.
 - A sub-committee was formed to look into the feasibility and cost of signs as well as possibly speed bumps or “dots” in certain areas. Team members are: Pete Southworth and Paul Burns.

7. **Action Required – Speed/Road Signs team:** Meet to determine their strategy, complete discovery while working with the Common Area Committee. Then present their findings/proposal to the board for approval

- ❑ The creation and distribution of a Community Newsletter was proposed as a way to keep neighbors informed and “in touch” within the community
 - A sub-committee was formed, the committee members are: Susan Miglore and Carolynne Smith.

9. **Action Required – Newsletter Committee:** Meet to determine their “template”, title proposed content as well as how often they will publish the newsletter. They will then present their proposal to the board for approval

- ❑ Better and more consistently maintained landscaping in the neighborhood’s common areas (gate areas and water tower) was a concern that was captured as well as better and more consistent gate maintenance.
 - A Common Areas sub-committee was formed to look into these issues. The committee members are: Ed Ricketts, Mike Smith, Pete Southworth and John Iander

10. **Action Required – Common Area Committee:** Meet to determine their strategy, complete discovery and present their findings/proposal to the board for approval

SHARC Report – Lynn Massey

- ❑ Lynn Massey reported that the committee completed a neighborhood drive through inspection in November of 2003 and a general advisory letter was then sent to all the homeowners detailing the types of non-compliance found.
 - The SHARC has only received communications back from 2 homeowners
 - There is a follow up Drive Through scheduled for the weekend of 3/13/2004
 - The SHARC has requested a meeting with the board following the second Drive Through to determine our “next steps” for those homeowners that are still out of compliance with our CC&Rs and Guidelines
 - Ed Ricketts suggested that the SHARC visit each homeowner and explain the infractions versus sending a letter. There was rebuttal by several home owners that such an approach is difficult to arrange as many people work, including several members of SHARC and that the time factor would also be overwhelming given the volume of face-to-face meetings needed (based on the first Drive Through’s number of infractions), this would be extremely time consuming for all. However, the SHARC members agreed to take the suggestion it under advisement and discuss it at our next meeting.

Adjournment

- ❑ The meeting was adjourned at 9:35pm by Larry Massey
- ❑ This motion was seconded by Sue Atkinson

