

**Sunrise At Wigwam Homeowners Association**  
P.O. Box 25466 Tempe, AZ 85285

**August 10, 2016 7:00 PM**  
At Western Sky Middle School  
**Board of Directors - Open Meeting Minutes**

**I. Call to Order:**

- The meeting was called to order at 7:10 PM: With Lisa Juarez, Tyler Dixon and Paul Krey; Bill Collier from Kinney Management in attendance.

**II. Review and Approval of Board Meeting Minutes dated May 18, 2016.**

- A motion was made by Lisa, seconded by Tyler to accept the Board Meeting Minutes as presented. The motion was discussed and approved by unanimous vote.

**III. Treasurers Report:**

- Review of Financial Statements dated May 31, 2016 and June 30, 2016. Tyler noted the operating cash is high, and overall the cash position is good for both operating cash and reserve funds. Bill commented operating cash will start its seasonal draw down some over the next five months.
- Invoice approvals – Somerset plant replacement was approved. A motion was made by Lisa, seconded by Paul to accept the Financial Statements as presented and approve the invoice presented for payment. The motion was discussed and approved by unanimous vote.

**IV. Old Business / Follow-up discussion:**

- Exterior home paint project status – notices to paint were sent again to 23 of the houses inspected in the first phase that have not painted yet. The rest of the properties that have not received letters yet will be sent letters within the next six months. Bill is also working on a new paint letter and home paint evaluation checklist to do the home inspections with.
- Mailbox repairs/base painting or replacement: The post office response was that damaged mailboxes get replaced first and they are very busy doing this when they have the supplies and the budget available. Bill will get a bid from some other painters or a handyman to paint the mail box bases.
- Landscape issues – Tree trimming was completed. Palm trees are still waiting to be trimmed. Two bids for palm tree trimming were reviewed. A motion was made by Paul, seconded by Tyler to accept the bid from Somerset Landscaping as presented. The motion was discussed and approved by unanimous vote.
- 2016 Reserve Projects Discussion – Update on drainage/erosion repairs were discussed next. We are waiting on bids for the breezeways to Litchfield Road at this time. A revised scope of work was requested for the bids.

**V. New Business:**

- A discussion about appointing a new Board Member was started. The Board reviewed the short bio for Hugh Thompson and discussed this with him, since he volunteered at the last meeting. A motion was made Lisa to appoint Hugh Thompson as Member at Large for the Board. This was seconded by Paul, and approved by unanimous vote.
- Bids to correct the standing water problem at 143rd Lane and Clarendon Avenue were discussed next. A motion was made by Hugh, seconded by Lisa to accept the bid from Morataya Inc, as presented. The motion was discussed and approved by unanimous vote.

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- The playground bid for a complete replacement was received from our vendor with a cost of \$19,426. This showed the Board that it was a smaller unit than the current one and we should keep getting other vendor bids for the future. Bill was requested to get a bid for repairs based on the current inspection. A motion was made by Lisa, seconded by Tyler to do the repairs as soon as possible. If the bid is less than \$2,000 Bill should move forward with repairs. The motion was discussed and approved by unanimous vote.
- The Dry well inspection was completed but the report was not ready for the meeting. It will be emailed as soon as it is received and other vendors will be contacted.
- New signs and sign posts were being bid for a few locations. Bill has the new signs now to move forward with installation.

VI. **Projects:**

- None

VII. **Tabled/Pending Projects:**

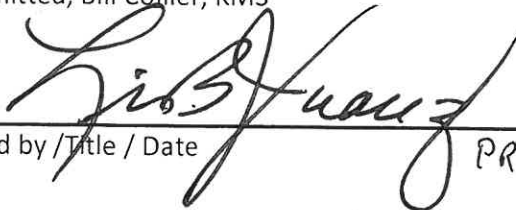
- Update design review guidelines. This has been tabled until winter or sometime in 2017.

VIII. **Open Discussion: General review of completed projects.**

- Three members attended the meeting. Various items were discussed and Bill will follow up on tree planting for this fall/winter.
- How to stop overnight parking and parking by the mail boxes was discussed. Bill will put some no parking signs up and get some more violations out when notified of parking problems. Bill will also work on getting letters sent to the problem areas or a newsletter to the community.
- After discussion a motion was made by Tyler, seconded by Lisa, to remove the Frazee scheme K (Blue) from the approved color palette. The motion was discussed and approved by unanimous vote.

- IX. **Adjournment at 8:01 PM.** A motion was made by Tyler to adjourn, and seconded by Lisa. The motion was discussed and approved by unanimous vote.

Respectfully Submitted, Bill Collier, KMS



9/14/16

Minutes Approved by / Title / Date

PRESIDENT