

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

September 14, 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 7:00 PM: With Lisa Juarez, Tyler Dixon, Paul Krey and Hugh Thompson; Bill Collier from Kinney Management in attendance.

II. Review and Approval of Board Meeting Minutes dated September 14, 2016.

- A motion was made by Tyler, seconded by Hugh 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 July 31, 2016. The statements were reviewed and discussed.
- Invoice approvals – Morataya Landscape, Inc. – invoice to remove two trees and invoice to repair standing water problem on Clarendon St and 143rd Lane. A motion was made by Lisa, seconded by Hugh to accept the Financial Statements as presented and approve the invoices presented for payment. The motion was discussed and approved by unanimous vote.

IV. Old Business / Follow-up discussion:

- Drainage area repairs due to standing water were completed at Clarendon St and 143rd Lane.
- Mailbox repairs/base painting or replacement is still pending more bids. Bill will get a bid from some other painters or a handyman to paint the tall mail box bases.
- Landscape issues – Palm trees are still waiting to be trimmed.
- 2016 Reserve Projects Discussion – Update on drainage/erosion repairs were discussed next.
- Bid #1 is for job description A.) Clean headwall drainage pipes and B.) Repair erosion on headwall #5. A motion was made by Tyler, seconded by Hugh to accept the Bid as presented for bid #1 to be approved pending an onsite construction meeting with the bidder and Bill for detail clarification. The motion was discussed and approved by unanimous vote.
Bid #2, 3 and 4 are for Reserve budget planning to rebuild breezeway drainage areas # 1, 2 and 3 on the provided map. These need to include all headwall erosion repairs on Litchfield Road.

V. New Business:

- Playground equipment replacement bids were discussed next. One more bid was received from Sunstate Recreation for a complete replacement unit. One more vendor bid will be solicited to be ready to replace the playground equipment based on equipment breakdown, high repair costs and promotional discounts given in the future for a complete replacement. This will be reviewed at future meetings
- Drywell and drainage pipe inspections/bids have started from other vendors. This is still in progress.
- The 2017 Budget draft was reviewed next. Line items were discussed and reviewed. A motion was made by Tyler, seconded by Hugh to accept the Budget as presented and keep the Residential Assessment at \$40 per month per unit. The motion was discussed and approved by unanimous vote.

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VI. **Projects:**

- None

VII. **Tabled/Pending Projects:**

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

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

- There were no additional members at the meeting. Various items were discussed by the Board and Bill will follow up on them. Bill will bring a tree planting map for the Board and the main pages of the reserve study for the next meeting. He will also get a Board book put together for Hugh.
- Bill will check the lights in the park to see if they are working.
- Sherwin Williams will be contacted to convert the Frazee color charts to Sherwin Williams color charts.

IX. **Adjournment at 7:44 PM.** A motion was made by Tyler to adjourn, and seconded by Paul. The motion was discussed and approved by unanimous vote.

Respectfully Submitted, Bill Collier, KMS



Minutes Approved by /Title /Date

PAUL KREY - SECRETARY