

SUNSET COVE BOARD OF DIRECTORS MEETING, MAY 4, 2022

ATTENDEES: Kay Keck, President; Fran Goldberg, Vice President; Joan Berman, Secretary; Joe Colianni, Treasurer; and Lin Clarke, and David Merrill via Zoom.

TIME: 1:00 – 2:00 pm (Arizona time)

Kay called the meeting to order, and determination of a Quorum was acknowledged. Minutes from the last meeting in March were approved.

Joe reported on the Sunset Cove financial report for the 2022 fiscal year through March 31, 2022. He reported that total General and Administrative expenses YTD are over budget by \$4,512 or 15.7%. He also reported that total Repair and Maintenance expenses YTD are over budget by \$5,829 or 149.0%. The General and Administrative YTD budget variance is chiefly due to: Water expenses being over budget by \$3,983 or 23.1% and Gas expenses being over budget by \$966 or 44.3%. The Repair & Maintenance YTD budget variance is chiefly due to: Building repair and maintenance expenses being over budget by \$5,700 or 286.7%.

Old Business:

Water Usage-Lin Clarke

Each month our water usage continues to be over budget, even with a substantial increase in the dollars budgeted. It appears that this is due to the aging irrigation system with breaks resulting in substantial water loss each month. These breaks may occur rather early in the morning during irrigation periods. If owners are out walking or notice such a leak, the most recent being a geyser above the second story balcony, please report it immediately. It is requested that ground leaks get immediate attention rather than be placed on a work order that may take a day or two prior to the repair being made. It has also been requested that the water usage reports be available to the Board for review each month, and David Merrill agreed to send them. The board appreciates owner's ongoing conservation efforts.

New Business:

Listening Sessions

Kay reported on the items discussed in the recent owner's listening session:

Dog waste

There is a continuing problem with residents not picking up their dog's waste and allowing dogs to run off-leash. This is not just a Sunset Cove problem, but across Gainey Ranch; both of these offenses have been brought to The Master Board's attention regularly. There is a particular problem in the grassy area adjacent to Units 114/214 where we are seeing burned-out brown spots from dog urine. A few years ago, signs were posted asking owners not to use this area, but the signs disappeared. The board will request maintenance to post signs here again. The Board also asks that owners take their dogs to the gravel areas near the ring road. The ring road also has 29 waste

stations for the convenience of residents. Owners who rent their unit should also ensure that their renters are aware of the need to comply with the rules regarding cleaning up after their pets.

Signage:

There is no STOP sign as cars leave Sunset Cove going onto the Estate Club Road. The Board will check whether other communities in Gainey have stop signs and will also check whether there have been problems in the past as well as whether this is a concern for our insurance coverage. The board will revisit signage and vote on this at the next meeting. There are mixed opinions regarding the necessity of the stop sign at the entrance as well as whether other signs might be needed to keep all within Sunset Cove safe. Kay will also find out the cost of a sign.

Service vehicle parking:

As there is a lot of remodeling and general construction happening within Sunset Cove, we are noting the number of trucks parked on the side of the Sunset Cove roads. In many cases, these trucks are proving to be a hazard as residents are navigating around Sunset Cove. Owners are asked to have their workmen park their trucks on the driveway whenever possible. Trucks parked near the entrance/exit to Sunset Cove are causing the most dangerous situation. A few residents seem to be violating the Sunset Cove Rules for Parking by leaving a vehicle parked in their driveways for more than 24 hours at a time. Please review the rules and comply.

Car washing:

Although there is no rule prohibiting an owner from washing their car in the driveway, in the interest of conserving water and keeping our water bills down, the board requests owners not to wash their cars in Sunset Cove.

Concerns with rental properties/30-day minimum rule:

The residents of Sunset Cove have noted the jump in the number of renters within the community. Some think the board should consider implementing a longer minimum than the current 30 days. After much discussion and owner input, it was decided that the current rule is acceptable, however, the board wants to remind owners who are renting that they should vet their potential renters, ensure their leases are for no less than 30-days and that each renter is getting a copy of the Sunset Cove Condominium Standards. Compliance is essential. All owners are responsible for the behavior of their tenants.

Addition to the Master Architectural Committee Application:

The Board noted that the current MAC application form lists Name, Phone, and Email for each contractor. The Sunset Cove Board would like to add the Registrar of Contractor's (ROC)

number. This has been added to other community applications and is an assurance of the quality of the contractors we are using within Sunset Cove and Gainey Ranch.

The meeting was adjourned at 2:08 p.m.