

Board of Directors
Regular Business Meeting Minutes
Monday, May 23, 2016
6:00 p.m. - SunBird Ballroom

Members present: Dee Brown-Knoeppel, Nancy Eckstein, Gordon Lee, Pat McGonegle, Jean Pritchard (via phone), Chuck Warren, and Manager Layne Varney. Don Calvert was absent.

The meeting was called to order by President Gordon Lee at 6:00 p.m.

The minutes of the April 25, 2016 Business Meeting, the May 2, 2016 Agenda Planning Meeting, and the May 2, 2016 Executive Session Minutes were accepted.

In Lieu of Don's absence, the Treasurer's Report was given by Layne Varney.

Manager's Report was given by Layne Varney. During the report he explained the process for the Change of Use of Land vote. There will be a Special Board meeting on July 18 at 2:00 p.m. to announce the voting results.

Committee Liaison Reports

Golf Club/HOA Committee Meeting - no report

Going Green Committee - Jean Pritchard reported that no meeting was held in May but the Committee is looking for new members. The Committee is in recess until the fall.

Rules Committee - Nancy Eckstein reported the Committee did not meet in May. The next meeting is on June 6 at 1:00 p.m. when they will review the signage regarding the age use of amenities to be sure they are in compliance with the changes approved by the Board in January of this year. The Committee will be in recess during July and August.

Project Review Committee - Dee Brown-Knoeppel reported the Committee met on May 5. Dana Smith will present a recommendation to the Board for the purchase and installation of shades for approximately 78 window and 9 doors in the clubhouse. Submission of costs for the installation of artificial turf or sod for the open area on Pebble Beach will be discussed at the next meeting. The tiles for the Hunt/Cooper signage are in at the company and the contractor will be contacted for scheduling of installation. Rich Vanderveen will present a recommendation to the Board for the purchase and installation of 2 speakers at the rear of the ballroom. The idea of a new screen for the Ballroom, moving the current screen to the Lakeview Room, was discussed and it was agreed to leave the systems as is. The next meeting will be on September 1.

ACC Committee - Pat McGonegle reported the Committee will only meet once a month during the summer. Recommendations regarding new paint colors and lattice work will be presented at the Board meeting.

Welcome-Marketing Committee - Chuck Warren reported that John Brockish, Chair, met with Barb Ott of the Garden Club. She said that next fall the Garden Club members will start clippings of shrubs at SunBird and the Welcome Committee would distribute them to new owners to plant in their own yards.

Finance Committee - Layne Varney reported the Committee met on May 3 to discuss the 2017 budget. With input from the department heads, Layne will develop the budget, send it to the Committee for a review by August, send it the Board by September for a review, and hopefully have it approved at the October meeting. The Committee is in recess until the fall.

Layne Varney reported that the department heads made their recommendations for the 2017 budget at the May 2 Board Agenda Meeting. He stated that if any Board member had any major changes to recommend, that they be given to him tonight. Gordon Lee reiterated the need to improve the Horizon Room kitchen and asked that Board members to be thinking of how changes be expedited.

Jean Pritchard made a motion to accept the appointments to the Election Committee of Shirley Clark, Barb Davis, Dave Davis, Gil Knudtson, Shirley Knudtson, Marlene Scartozzi, Joan Bruening, and Barbara Ott as Chair. Motion passed 6-0

Chuck Warren made a motion to accept the Project Review Committee's recommendation to purchase and install replacement shades on the windows of approximately 78 windows and 9 doors on the main floor and upper floor of the clubhouse at a cost of approximately \$8,000. They will be the same shades as are in the Horizon Room. Motion passed 6-0. It was suggested that all usable old shades be donated to Habitat for Humanity.

Dee Brown-Knoeppel made a motion to add 2 speakers and crown amplifiers to the rear of the Ballroom ceiling at a cost of approximately \$4,689.00 when funds are available. Motion passed 5-1

Jean Pritchard made a motion to accept the ACC Committee's recommendation to approve the 2016 exterior paint colors that will be used for all future painting of houses. There is no grandfathering in of past existing colors. Paint colors are divided into Body or Trim colors which are mix and match for the entire house. Trim only colors (Carmel Swirl, Clay Pot, Sofisticata, Coronado Dunes, and Earth Tone) are for bump outs and fascia (trim) only and cannot be used for the body of the house. All approved colors may be used for trim. The entire house may be painted either one body

color (except trim only colors) or two colors; one color for the house body and stem wall and another color for the trim and bump outs. Doors, including security doors, must either be painted one of the approved SunBird colors or retain the manufacturer's original door color and must blend with the SunBird approved palette. Pat McGonegle explained why this change was recommended and the process the Committee went through. Seventeen of the original colors were kept. She stated that if a house is currently painted with a now discontinued color, that color will not be grandfathered in when the house is repainted. Motion passed 6-0

Pat McGonegle made a motion to accept the ACC Committee's recommendation that all lattice type structures (wooden, vinyl, or plastic) be no longer allowed for any decorative barriers. This would include floral/vegetable support, screening, patio covers, and garbage enclosures. If current lattice needs to be replaced, it must be replaced using materials such as screens, alumawood, or wrought iron and compliment the exterior of the house. Motion passed 5-1

Jean Pritchard made a motion to take the issue of the golf course sprinkler project off the table. This item was tabled at the last Board meeting so the issue of HOA spending money on golf projects could be clarified. Motion passed 6-0. Per CC&R 9.2, the HOA cannot spend money on the maintenance or operation of the golf course. Attorney's correspondence confirmed this stipulation. It was also discussed that previously the HOA, in agreement with the golf course owners, had moved several sprinklers, including the ones on hole 10. This was done to minimize potential water damage to the roads. Chuck Warren made a motion to enter into a joint project regarding the sharing of expenses to move the sprinklers on hole 10 back closer to the road. Motion failed 1-5

Layne Varney reviewed the Homeowner Comment Sheet.

Comments were made by Homeowner and Directors.

Gordon Lee reminded everyone that starting in September all Board Agenda meetings and Regular Board meetings will be held at 10:00 a.m.

The meeting was adjourned at 7:20 p.m. by President Gordon Lee.

Respectfully Submitted,

Nancy Eckstein, HOA Board Secretary