



SunBird Golf Resort

Homeowners Association, Inc.

6250 South SunBird Blvd.
Chandler, Arizona 85249
Phone (480) 802-4901
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Board of Director Business Meeting Agenda May 21, 2018

- I. Call to Order
- II. Minutes Review and Approval of April 23, 2018 business meeting and executive session, May 14, 2018 agenda planning meeting and executive session.
- III. Treasurer's Report – Nancy Eckstein
- IV. Manager's Report – Layne Varney
- V. Committee Liaison Reports – Board of Directors
- VI. Board Tours Report
Board Discussion – Homeowner Comments
- VII. Rules Compliance Committee - Rules & Regulations Book Update
Board Discussion – Homeowner Comments – Vote
- VIII. Project Review and Long Range Planning Committee
 - a) Unit 1A Additional Garbage Pads
Board Discussion – Homeowner Comments – Vote
- IX. Finance Committee – Auditor Recommendation
Board Discussion – Homeowner Comments - Vote
- X. Election Committee Appointment
Board Discussion – Homeowner Comments - Vote
- XI. Rental Property Policy
Board Discussion – Homeowner Comments
- XII. Liquor License Broker
Board Discussion – Homeowner Comments – Vote
- XIII. Comment Sheets – Layne Varney
- XIV. Homeowner/Board of Director Comments
- XV. Adjourn



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Board of Director Business Meeting Minutes April 23, 2018

Members Present: Dee Brown-Knoeppel, Don Calvert, Shirley Clark, Linda DiPalma, Nancy Eckstein, Gordon Lee and Layne Varney, General Manager

Member Absent: Bob Moren

Call to Order - President Gordon Lee called the meeting to order at 10:00 a.m.

Minutes Review and Approval of March 26, 2018 business meeting, April 9, 2018 Agenda Planning Meeting.

The Minutes were approved as corrected. On the April 9 agenda, the Golf Club Article vote should read not having the HOA Board endorse the Article 4/2. Spelling errors corrected.

Treasurer's Report – Nancy Eckstein

The Treasurer's Report was approved as presented.

Manager's Report – Layne Varney

The Manager's Report was approved as presented.

Committee Liaison Reports

Project Review and Long Range Planning Committee

1. Veteran's Memorial Plaque
Nancy Eckstein made motion to approve a 3 foot x 3 foot aluminum Veteran's Memorial Plaque at a cost of \$2500 with funds from the Special Projects Fund.
Vote: 6/0 Passed
2. Maintenance Yard Shade Covering
Dee Brown-Knoeppel made a motion to approve the maintenance yard shade covering at a cost of \$6540.
Vote: 6/0 Passed
3. Clubhouse Main Floor Restrooms
Shirley Clark made a motion to approve work on the clubhouse main-floor restrooms at a cost of \$38, 040.
Vote: 6/0 Passed

Rules Compliance Committee

1. Non Resident Policy Revisions

Gordon Lee made a motion to repeal the non-resident policy made in January, 2018, and to now state that non-residents will not be allowed to be members of any outside recreational club/activity.

Vote: 4 yes, 1 Opposed, 1 Abstained

2. Rules & Regulations Book Update

This item was tabled until a later date to obtain additional information.

Clubhouse Room Construction

Dee Brown-Knoeppel made a motion as follows:

The Board of Directors approves the construction project of expanding the clubhouse on the third level of the clubhouse (room addition and balcony expansion) and the scope of all work necessary to complete this project. The general contractor selected for this project is Palladio General Contractors in the amount of \$190,116 plus permits, drawings and other work as required. Further, the Board is seeking a bank loan with Alliance Association Bank to finance this project.

The Board authorizes Treasurer, Nancy Eckstein, and if not available, President Gordon Lee to sign any Board required paperwork to execute this loan and project.

Vote: 6/0 Passed

Brainstorm Status Report

Nancy Eckstein reported that data is being compiled and sorted. Updates will continue until the fall.

Comment Sheets – Layne Varney

Homeowner/Board of Director Comments

President Gordon Lee adjourned the meeting at 12:15 p.m.

Executive Session

Respectfully Submitted:

Shirley A. Clark, Secretary
Shirley Clark

SUNBIRD HOA BOARD OF DIRECTORS MEETING

May 14, 2018

The meeting was called to order by the President Gordon Lee at 10:00 a.m. in the Sunbird Ballroom. Present were President Gordon Lee, Dee Brrown-Knoeppel, Don Calvert, Nancy Eckstein, Linda DiPalma, Bob Moren, Shirley Clark and Manager Layne Varney.

Layne introduced the head staff members. A report for each department was given including updates on present events and future plans.

Activities:

Discussion of ideas for activities to please new, younger residents that could be added.

Also, plans were discussed for more activities in the Horizon Room.

Landscaping:

Joe outlined a 5-year plan for the common areas that would save time and water.

Year 1. New irrigation system on 1/2 of the common property using pvc pipe, approximately 150 valves and new planter box. The bid from an Irrigation Company is \$50,000.

Year 2. Do the other half of irrigation system in 2019. Also would be \$50,000.

Years 3, 4 and 5: Remove trees where roots are causing problems, add new plants, rocks and succulents where needed for new landscape decor. Budget of \$250,000 is in the reserve fund.

Patrol:

Cameras are now at all gates that can be monitored via phone. The new hybrid car now has 71,000 miles but only used \$200 of gas in 2017.

Clubhouse:

Repairs are needed for our 30 year old building. Replace doors will cost \$80,000. The wood floors in the ballroom can only be sanded one more time meaning 5 - 7 years life left. In the budget is \$5000 annually for sidewalks and walls. Not in the budget is the cost of an interior decorator for the clubhouse.

The Finance Committee report was given by Walt Mills, chairman. The committee has

been interviewing audit firms to possibly change our auditor for 2018. Costs vary between \$8500 to \$11,500. Discussion and possible vote.

Long Range Planning reports that Unit IA needs additional garbage containers. Six new concrete pads will be placed for new containers. Vote.

Rules Compliance: New rules and regulations to be presented that have been approved by our attorney. Discuss and possible vote.

Election Committee: New committee appointments will be presented. Vote.

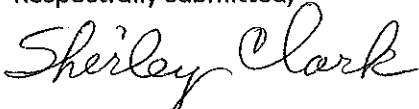
Board Tour Report: Our tour report will be presented and discussed.

Liquor License: Layne would select a broker with more information to help Sunbird acquire a new license. Vote.

Short Term Rentals: After discussing with our attorney, we will review the prepared draft to be presented to residents for vote to change the CC&R's.

No further business, the meeting was adjourned at 11:25 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Shirley Clark". The signature is written in black ink and is positioned above the typed name and title.

Shirley Clark, Secretary