

Board of Directors
Regular Business Meeting Minutes
Monday, October 24, 2016
10:00 a.m. - SunBird Ballroom

The October 24, 2016 meeting was called to order at 10:00 a.m. by President, Gordon Lee.

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

The minutes for the September 26, 2016 Business and the October 10, 2016 Agenda Planning Meetings were accepted.

The Treasurer's Report, given by Don Calvert, was accepted.

The Manager's Report, given by Layne Varney, was accepted.

Committee Liaison Reports

Rules Committee met on October 3. Signage has been ordered for the clubhouse and amenities stating rules, age restrictions, etc. The word STOP has been painted on roads at strategic places in the hope that residents become more aware of the need to stop. Tom Catri has rewritten the RV parking permit with a tear away section for patrol to keep in the patrol vehicle. This will make it better to track the 3 day parking rule. They are continuing to update the Rules Booklet. Next meeting is November 7.

Finance Committee met on October 4. New liquor license will not affect our insurance in any way. Project Review Committee sent a request to the Finance Committee to look at the feasibility of changing new home sales allocations in 2017 taking away \$200 per sale from the Reserve Fund. Layne said Reserve Fund was the 'sacred cow' in SunBird and Finance Committee agreed. Current disbursement of the \$2,000 collected is Capital Improvement gets \$1,000, Reserve Fund gets \$800, and \$200 goes to the Special Project Fund. No changes to the current disbursement was recommended.

Golf Committee no meeting

ACC Committee met October 12. They issued 40 permits since last report. In May, the Board approved new paint colors for homes and Pat reminded everyone to check for correct colors before painting. New lattice work will not be approved. Current lattice work is still allowed. Reminded residents to keep weeds under control.

Welcome Committee no meeting during the summer.

Going Green Committee met on October 6. Discussed their display for Community Day. They will purchase a container for plastic bottle recycling for the patio. Shredding Day is scheduled for March 17. They are also going to work on more recycling events. The next meeting is November 3.

Long Range Planning Committee met on October 13. Turf has been installed on both courts. Two benches and a shade sail are on order. Grand opening will be on December 4. Blinds on the lower south/west windows were installed. Existing Projector in the Lakeview Room will be ceiling mounted to project on existing West wall screen. A list of completed Projects will be posted on website along with funding information. A modified stop sign will be added to the island on the Championship/Augusta intersection.

2017 Budget - Layne reviewed charts showing how the annual dues and the home sale contribution fees are dispersed. He explained the proposed new budget with an increase of annual dues of \$40.00 per year per home. Increase to fund the Contingency fund of \$10.00, \$20.00 towards the Food and Beverage operation, and \$10.00 for operational inflation increase. The Finance Committee has recommended this increase of homeowner dues. Motion to accept the 2017 Budget was made by Jean Pritchard. There was a discussion that the dues only be raised by \$30.00 and the Contingency Fund not be funded by the homeowner dues. Motion passed 6-1 to approve the budget with a \$40.00 increase in dues.

Don Calvert made a motion to take the tabled motion for the kitchen expansion and the addition of a third level room and balcony off the table. Dee Brown-Knoeppel restated the motion from the September 26, 2016 Board meeting to accept the recommendation of the Project Review & Long Range Planning Committee to remodel and expand the Horizon Room Kitchen in fiscal year 2017 from the Capital Improvement Fund when funds are available. With project approval, the architect is to be hired by November as it takes a couple of months for permits to be obtained. The Committee also recommended that the proposed new hood be purchased, as funds are available, to avoid a price increase. The cost of the project is approximately \$138,585. Motion passed 7-0

The Project Review & Long Range Planning Committee made a recommendation to add a room addition on the third level which would include an extended patio. Chuck Warren made a motion to approve the third level room addition project in several phases during the fiscal year 2018 or sooner for an estimated cost of \$175,000. Only when funds are available will the SunBird Board of Directors approve each phase of this project and/or contract so as to authorize the Project Manager the opportunity to manage inflationary costs of this project by purchasing select items early. Motion passed 7-0

Dee Brown-Knoeppel made a motion to approve the purchase of 67 cases of 10 ½ inch plates, 23 cases of 7” plates, 17 cases of 6” plates, 17 cases of china saucers, 12 cases of soup bowls, 4 cases of salad bowls, 4 cases of fruit bowls, and 300 wine glasses for the Horizon Room at a cost of \$9,000 to be taken out of the Reserve Fund, line item Horizon Room tables & chairs, etc. The Reserve Fund Schedule will be updated so that the fund is fully funded by the year 2030. All cases contain a quantity of 12 items.

Motion passed 7-0

Election Committee Report made by Barb Ott who stated that there are 2 positions open for the 2017 Board of Directors. Five persons are running: Shirley Clark, Gordon Lee, Walt Griffin, Frank Nectaval, and Jean Pritchard. Ballots will be prepared on October 31 at 8:30 and sent out on November 7. December 15 is the voting deadline and votes will be counted on December 16. There will be Meet and Greet on Community Day to give residents the opportunity to meet the nominees. Gordon Lee made the motion to accept the Election Committee ballot.

Motion passed 7-0

Layne Varney gave a brief review of the current status of the Board of Director 2016 Goals.

Layne Varney reviewed the Homeowner Comment Sheet.

Comments were made by Homeowners and Directors

The meeting was adjourned at 11:55 a.m. by President Gordon Lee. The Board went into an Executive Session.

Respectfully Submitted,

Nancy Eckstein, HOA Board Secretary