



# SunBird Golf Resort

*Homeowners Association, Inc.*

6250 South SunBird Blvd.  
Chandler, Arizona 85249  
Phone (480) 802-4901  
Fax (480) 802-4917  
www.sunbirdhoa.com

## Board of Director Business Meeting MINUTES October 22, 2018

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

President Gordon Lee called the meeting to order at 10 a.m.

Minutes Review and Approval of September 24, 2018 business and executive session meeting and October 8, 2018 Agenda Planning and executive meetings. (Nancy Eckstein requested the Agenda item VIII. "Brainstorming Ideas Status Report" be removed from the agenda.)

The minutes were approved as corrected.

Treasurer's Report by Nancy Eckstein approved as presented.

Manager's Report by Layne Varney. New homeowners orientation breakfast scheduled; auditor met with new Paul Hansen; food and beverage report; Tuesday night dinner menu updated; clubhouse room addition; new elevator update; road work completed; Lions Club donation of \$2000; fitness room remodel work completed; concrete pads for additional dumpsters in Unit A installed; SunBird Golf Resort signs at Cooper and Riggs; clubhouse clean-up; common area landscape irrigation; COX upgrade in Unit 1A; City of Chandler will be working on main water valves in Unit 1A; truck that broke the arm at Kerby Farms gate will pay for replacement; 37 new street signs purchased; garage door opener stolen from golf cart; new activities update. Manager's report approved as presented.

### Committee Liaison Reports – Board of Directors

Don Calvert made a motion to appoint Betty Teal as a member of the Welcoming Committee. Vote: Motion passed 7/0

Election Committee Report by Layne Varney. Nancy Eckstein made a motion as recommended by the Election committee to approve all of the interested candidates as follows; Tammy Bachofner, Dan Buescher and Frank Nechvatal to be placed on the Board of Directors ballot for the upcoming election. Vote: 7/0 Motion Passed

### Rules Compliance Committee Request

Don Calvert made a motion to appoint Marianna Buescher to the Rules Compliance Committee. Vote: 7/0 Motion Passed

Board of Directors requested the Rules Compliance Committee draft a policy for SunBird Club outside recreational guests. Also requested the Rules Compliance Committee review the concern of slowing vehicle traffic down on Kerby Farms Road.

Vendors/Services List idea and procedures was discussed. Information on Vendors/Service List provided or recommended by individual homeowners are not endorsed nor recommended by the SBGRHOA. Vendors/Services List should clearly state this, and users should check contractor references, BBB standing and ROC licenses status.

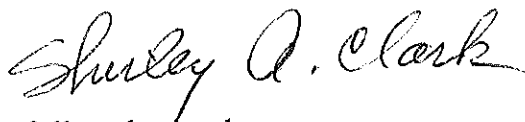
2019 second draft budget presented with minor change. Finance and Planning Committees recommended updates to the 20 year long term reserve plan resulting in the need for additional future savings of \$40 per home annually. The operating account due to mandated minimum wage increases and inflationary increases, \$40 per year per increase is necessary to maintain operations. Totally an \$80 per year annual increase from \$920 to \$1,000 per year. Nancy Eckstein made a motion to approve the 2019 budget as presented. Vote: Roll Call 6/1 Motion Passed (Don Calvert voted no)

Review and discussion of the CC&R proposed amendments of short-term rental restrictions and sexual offenders. Attorney reviewed proposal with some revisions recommended. Gordon Lee made a motion to recommend the proposed CC&R amendment language as proposed by the attorney and to send by mail to SunBird homeowners for vote/consent. Vote: 7/0 Motion Passed

Comment Sheets – Layne Varney

Homeowner/Board of Director Comments

President Gordon Lee adjourned the meeting at 12:20



Respectfully submitted,  
Shirley A. Clark, Secretary