



Unofficial Record
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 Agenda
September 24, 2018

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

Call to Order

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

Minutes Review and Approval of May 21, 2018 business meeting and September 10, 2018 agenda planning meeting and executive session. The Business Minutes of May 21, 2018 were approved as corrected to read Linda DiPalma made a motion that the Board of Directors authorize Layne Varney to seek a broker to obtain a liquor license.

Treasurer's Report – Nancy Eckstein. The Treasurer's Report was approved as presented.

Manager's Report – Layne Varney. Collections status is very good. Year-to-date 93 home sales. New Tuesday Night Dinner Specials and updated menu to begin mid-October. Air conditioner problems in the Horizon Room. Clubhouse room addition and balcony extension moving along well. Replacing the clubhouse elevator much more complex than originally planned. Billiard tables replaced. Veterans Honorary plaque with memory book in main clubhouse hallway. New Fitness Room equipment arriving. New concrete stairs and hand rails installed. Concrete pads for Unit 1A garbage containers installed. "SunBird Golf Resort" signs at Riggs and Cooper Roads is in progress. Inventoried all rooms in clubhouse. Several common area landscape trees damaged by storms removed. Landscape refurbishing project of phase 1 is nearing completion. Maricopa County Sheriff's Posse additional presence in SunBird. Installed cameras at all vehicle and exit and entry gates. SunBird Street Sign inspection complete and 37 new signs ordered. Double opticoms installed at the Hunt Highway and Kerby Farms gates for improved emergency vehicle entrance. Wendy Weber has been hired as the new Activities Director. The Manager's Report was approved as presented.

Committee Liaison Reports – Board of Directors

Championship and SunBird Blvd Stop Signs were studied and will remain for future consideration. Outdoor Club Membership Restriction policy stays in place and takes affect October 1, 2018.

Project Review & Long Range Planning Recommendations:

Shirley Clark made a motion to approve the shade structure for the new balcony. Vote:
Passed 7 / 0

Linda DiPalma made a motion to purchase porcelain tile for the new balcony in the amount of \$4560. Vote: Passed 7/0

Bob Moren made a motion to purchase three sets of markers and three portable nets for badminton play in the ballroom at a cost of \$275. Vote: Passed 7/0

Rules Compliance Committee – Recommendations:

Rules Compliance Committee Recommendations that an Age Restriction for Horizon Room/Ballroom Bar Attendees be considered. Don Calvert made a motion that no person under the age of 18 may be in Horizon Room after 7:00 p.m. Don Calvert revised his motion to state no person under the age of 21 may be in the Horizon Room after 7:00 p.m. with the exception of a preapproved event. Vote: Passed 5/2 Linda DiPalma and Don Calvert opposed.

Shirley Clark made a motion to add the Food and Beverage Service Policy to the Rules and Regulations Book for better transparency. Vote: Passed 7/0

Architectural Compliance Committee Recommendations:

Architectural Compliance Committee recommended restrictions for proper displaying of flags. Linda DiPalma made a motion to accept the displaying of flags rules proposed by the ACC Committee. Don Calvert made a motion to table this item for future research. Vote: Passed 6/1 Linda DiPalma opposed

Linda DiPalma made a motion to revise the enforcement schedule proposed by the ACC Committee. Vote: Passed 6/1 Bob Moren opposed

Nancy Eckstein updated regarding the Brain Storming Ideas and Planning Update. All 350 ideas submitted by homeowners have been categorized and distributed to either the Board, Committees, or staff to study and or consider. Reports to be made back to the Board for final completion.

Linda DiPalma reported that there will be a Chinese Auction fundraiser in January.

SunBird 2019 First Draft operating and reserve fund budget presented by Layne Varney. Finance Committee has also reviewed. Final Board of Directors vote at the October 22 Business meeting.

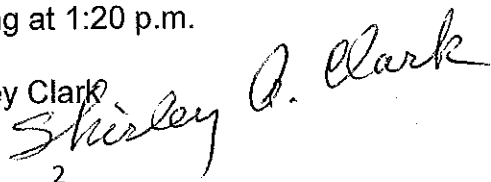
Gordon Lee updated the study and details for proposed Rental Property restrictions and sex offenders. Wording to be completed with attorney review by October business meeting. Plan to send proposals to homeowner vote with invoice billing this December.

Comment Sheets – Layne Varney

Homeowner/Board of Director Comments

Adjourn: Gordon Lee adjourned the meeting at 1:20 p.m.

Respectfully Submitted by Secretary, Shirley Clark



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