

SONORA HOA BOARD OF DIRECTORS MEETING
RH Johnson Rec. Center LECTURE HALL
DATE: January 14, 2022 --- 1:30 p.m. (Meeting start time)

President Jeannette Oliver called the meeting to order at 1:31 p.m. and led us in the Pledge of Allegiance. All members of the Board were present. Additionally, there were 36 homeowners in attendance.

Secretary Brenda Melcher made the motion to approve the minutes from the November 5, 2021 Board meeting; the motion was seconded by Barb Bruno and minutes were unanimously approved.

Treasurer Karen Smith indicated that we do not yet have the end of the year budget which is later than we normally receive it. The reserve funds are going down during the paint project but will be rebuilding as soon as it is complete.

The following **Committee reports** were presented by their chairpersons:

- Barb Bruno reviewed ARC items submitted with all approved
 - Replacement of front interior and security doors
 - Screen in the original patio with no additional additions
 - Downspout at front porch and low voltage landscape lighting
 - Replacement of existing address plate with individual tiles (which did not need an ARC)
- Barb then updated us on the Paint Project – Painters are closing in on completion with about 15 houses remaining. Touch up paint will be left except for security doors. Homeowners may paint their own security doors and purchase the paint.
- Landscape update from Karen Smith included
 - Rock replacement is completed – It was done by each zone on the usual days for landscaping. Anyone wanting to make a change in landscaping, such as moving a plant, replacing a plant or getting a new one, needs to complete an ARC request and give to Jim DeWitt or Karen Smith for approval.
- An election update from Brenda Melcher outlined the items on the upcoming ballot including two new plants to be included in the approved list, recommendations from the Yard and Décor Committee and the election of a new Board member. Information was also shared about the sole candidate, Greg Liedtka. Ballots will be mailed by Feb. 1 and return ballots mailed in must be **received before** the Mar. 11 meeting. Homeowners can carry in their own ballots to the meeting but ALL ballots must be turned in **before the beginning** of the meeting at 1:30.

Since there was no old business to report, we moved to **New Business**.

Jeannette Oliver thanked all who participate in the Neighborhood Watch program and shared a few incidents of concern around our area. She then announced an upcoming presentation on Emergency/Disaster Preparedness. Potential concerns may include chemical spills on the 303, contamination of water wells, heat waves, power plant, thunder/lightning storms, and flash floods. The preparedness might include planning ahead for emergencies and creating an

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emergency item kit. Next considerations include identifying strengths we have in our neighborhood that might come in useful and a potential class in CPR.

On **Saturday, Jan 29th at 10:00** we have a Posse office room scheduled for this meeting. The Posse Office is located **at 20450 N. Stardust Blvd. in Sun City West**. All homeowners (and renters) are invited to attend.

Homeowner Comments

Homeowners addressed the Fire Department black Key box by front doors, labels for window telling how many pets are in the home, a concern about speeding vehicles, solicitors, knowing when someone is having work done on a house so neighbors know the person is legitimate and ambulance cost to transport.

Board Comments

Barb Bruno reminded all who have had the front security doors painted but have not yet paid the \$90 cost to please do so this coming week. Checks should be written to Sun City Painting.

The meeting was adjourned at 2:35.

Next Scheduled Meetings:

Annual Sonora Homeowners Meeting - **Friday, March 11, 2022 at 1:30 at the RH Johnson Rec. Center's Lecture Hall**; The Annual meeting will be followed by a regular HOA Board Meeting.

Respectfully submitted,

Brenda W. Melcher