

**ANNUAL MEETING OF HOMEOWNERS  
MARCH 11, 2022 – RH JOHNSON LECTURE HALL – 1:30 P.M.**

**MINUTES**

Call to Order: The meeting was called to order at 1:30 p.m. by Pres. Jeannette Oliver. Board members present: Pres. Jeannette Oliver, Vice Pres. Barb Bruno, Sec. Brenda Melcher, and Treas. Karen Smith. In addition, there were 37 homeowners present.

Following the pledge of allegiance, Brenda Melcher outlined the process of ballot counting that would be in progress during the meeting.

Karen Smith presented the Treasurer report and fielded questions from the homeowners.

Karen also reviewed the landscape activity. Three landscape ARC requests, all for removal of plants with no replacements, were approved. Karen reminded all homeowners that any change to their front and side yard landscaping require a written ARC request. She shared also that Harris, a contracted service equipped to trim the taller trees completed trimming of 104 trees and Armin and Sons trimmed 95 of the shorter trees. The HOA pays a separate fee to Harris for its tree trimming while tree trimming is included in the Armin and Sons general contract with the HOA. Rosemary bushes will be trimmed this month, Oleanders next month and other plants throughout the summer.

ARC Requests, presented by Barb Bruno, included three items: Put in a paver area in a front courtyard, create a front courtyard with pony wall with an added pergola roof over it, and put in pavers and a pony wall in front of a third residence. All three changes were approved.

Barb then discussed final details about the paint project. All homeowners could not get exactly the same amount of touch up paint because Sun City Painting could not get the small cans for all colors. It is possible to share among neighbors whose homes are the same, but Jeanette Oliver also indicated that she was given numerous cans of each front door accent color to distribute from her house at the completion of the project. Beginning in mid-April, homeowners can bring their own containers to her home (at 21815 N. Inca Court) to obtain some paint for future touch ups. Barb has all paperwork on each of the paint jobs. Homeowners are asked to email Barb within the next couple of days if you have questions or want a reminder of selected colors. She will soon file all information at the HOA's storage unit and no longer have it available at her home.

Homeowners Comments/Questions included

- Garage sale was very successful; can the next garage sale be in October instead?
- Pleased with the opportunity to choose colors and knowing the painting process
- Paint far superior to previous ones – could we change the paint range from 7 to 10 years?
- There is a new activity under consideration. “A Parade of Homes” around Christmastime in which people may open their homes to others for view – so they can see the work of various contractors; see other floor plans; see how the same floor plan is decorated by other residents.

- Be alert that if anyone is power-washing your home, you should check for leaks from any windows facing the sun due to potential seal leakage (one homeowner had this happen when the painters were power washing their home). We should check after rainstorms, too.
- Handyman list – (HOA Secretary has one that any homeowner can request or contribute to if they have a proven positive experience with an individual or company). Contact Brenda for current list or to update it.
- Can we get a directory for all the residents (the Board will discuss this and check homeowner willingness to participate).

There were no announcements other than the results of the Election. Brenda announced that 126 ballots were received which represents just over 69% of the homeowners. Results indicated YES VOTES ON ALL ITEMS.

- Greg Liedtka was elected to a three-year term on the Board
- All Front yard committee's recommendations were approved, including
  - Freestanding front/side yard flagpole – limit to one maximum 20 ft. pole per yard
  - Flagpoles attached to house – limit to two 6 ft. or smaller poles bracketed on either side of garage door
  - Maximum size of any flag is 3 ft. by 5 ft. and limited to two per lot. Additional smaller flags are allowed.
  - Long term parking of vehicles with tarps – reflective covers not allowed.
  - Front yard décor – remove maximum-size limitations in current verbiage for front yard art.
- The Desert Willow tree is approved to be added to the Sonora HOA approved plant list.

Annual Meeting was adjourned at 2:20 p.m.

Respectfully Submitted,  
Brenda Melcher, Secretary