

Sonoran Ridge Estates March 2015 Town Hall Meeting

To begin with I would like to thank everyone for attending the 2015 town hall meeting. It was nice to get to meet many of you face to face and I thank you for all of your kind words. With that being said I also know there are several areas of concern and I will attempt to touch on those as well as offer the most current update. Prior to the meeting several questions were supplied to me by a Homeowner and these are what I read off in the meeting, please view these at your convenience and they are located at the end of this document.

After the meeting I heard from several of you and the main complaint is with the gate being left open from 6:00 AM to 6:00 PM Monday through Friday. I have passed this on to the Board and they are looking into what options they may have. The gate still requires further maintenance. The batteries are all bad which will not allow the gate to open in case of a power outage. There is also welding repairs required as the gate has been hit by vehicles on several occasions. Proposals for the welding and the batteries are being discussed and will hopefully be taken care of soon.

At the meeting the idea was brought up to schedule a meeting with the current Board and a group of three Homeowners. It was decided that this was the best way to get the Homeowners and the Builders/Developers on the same page and working together. I am happy to announce that this idea was received very positively and the builder would like to attend a meeting with 3 selected Homeowners that can accurately pass on any input from the community. As we discussed at the meeting the Board will wait to hear from the Homeowners as to who the designated attendees will be and at that time we will get the meeting scheduled. Please let me know Ron Anthony at ranthony@cityproperty.com how the process goes and what the outcome is.

On a personal note while posting information like this to the website is fine it would be very helpful if I could e-mail one of you directly and my information could be passed on to those on your e-mail list. Please let me know who the direct contact would be and if that is something that is acceptable to you.

Below are the questions we went over in the meeting.

Questions Regarding Sonoran Ridge Estates

New Construction South of existing homes:

Can a representative of William Ryan Homes attend the town hall meeting? Sonoran Ridge residents have questions regarding the planned construction.

No one from Ryan is available for this meeting. Please take note of any questions relative to the new homes and they will be answered on the website subsequent to the meeting.

It would be helpful if we could view the four planned models (height, elevation, color, etc.)

The Ryan Homes plans will be made available once it is determined how best to do so. We are looking into making them available on the SRE website or at City Property.

Will there be side-by-side homes of the same model.

We will allow the same plan side by side; however, they must be different elevations and color schemes. We won't allow more than two of the same plan in a row.

Address the noise and lighting during construction.

Any noise or lighting issues arising from the new home construction will be addressed if they become an issue just as with the construction of any other homes within SRE.

Hours of operation.

No earlier than 6AM – and no later than 6PM

Other (There are other questions that residents have that could be answer in an open forum)

Access to the construction site: Our roads are private. Neither the declarants nor builder have contributed to the maintenance of our roads; however, should they travel on them it will result in severe damage. Can they plan an alternate

route? Barring that, an account needs to be established to pay for repairs that our roads will require at the conclusion of their construction.

The prospect of damage to the community's roads will be addressed if and when it becomes an issue. There are currently 66 homes built in Sonoran Estates, none of which caused appreciable damage to the roads. There is no reason to believe that the construction of homes going forward anywhere within the development will create a maintenance issue.

Is the construction to be done in intervals? If so, what are the intervals and what is the estimated completion date.

After the 4 models are built, homes will be built as lots are sold.

When will William Ryan Homes be required to pay HOA dues on the lots that they own?

As stated in the Association's formation documents, assessments will be paid by the new property owner when the lot is conveyed to a non Declarant.

Who are the three Board members? What is their affiliation with Sonoran Ridge Estates?

The three Board members are Rick Peagler, Ross Wilson and David Walls. Ross Wilson and Rick Peagler are designees of "Sonoran Ridge Estates, LLC. and have been on the Board since its inception. The new member, David Walls, is with William Ryan Homes.

Arizona State law requires that an HOA have a minimum of one annual Board meeting that residents are notified of in advance. We have never had such a meeting and are requesting one. When can a Board meeting be scheduled?

I believe the Arizona State Law you are referring to is the annual meeting law, However the CC&R's at Sonoran Ridge Estates call for an annual meeting only after the first official annual meeting is called. The association's attorney has reviewed the documents and has confirmed this. We do however have the town hall meeting in place of an annual meeting. Prior to turnover, the town hall meeting serves the same purpose as an annual meeting, in that it allows an open forum for discussion of Association related issues.

Per the CC&Rs, who are the three members of the Architectural Control Committee?

The current architectural committee is Ross Wilson, Rick Schust and Dene Bleeker.

Who approved the increase in the property management fees? When?

The current Management fee is the same as it has been since 2010. Briefly, based on a Board resolution, the fee was increased however after discussions with the Board it was deemed in the best interest of the association to maintain the originally established fee for 2015. The monthly management fee is \$800 per month. This is in keeping with management fees charged for comparable services by other management companies. It was discussed at the meeting that while the fee was rolled back there were several months the new fee was taken. This is being discussed with the Board and will be resolved.

Who approved the increase in the landscaping fees? When?

Legends Landscaping has not increased their fees for as long as they have been on the property. Prior to them taking over in 2013 the previous company was charging \$10 less per month.

Who approved the purchase of two boxes of key fobs? When? Who will receive them? Will the homeowners be reimbursed?

The fobs are pre-purchased by the HOA and homeowners in need of replacements pay for them as they are needed. We need to have them on hand for when they need to be replaced.

How are expenditures approved?

In keeping with Board responsibilities, the Board approves any unbudgeted expenditures as well as the annual budget.

There are two fire hydrants in the community that wear signs stating that they are "Out of Service." When will they be returned to service? What is their malfunction?

The association does not have any control over the water. This question is better directed to the city, Global Water or the fire department. City Property will contact the water company for information.

Are there independent audits performed on our financials. Can these be viewed by residents?

Each year the association has a financial compilation done by a third party CPA. A compilation is not a full audit. An audit can be done at the request of the Board. Any homeowner that requests a copy of the compilation can have it.