

SRSSOA Board Meeting Minutes  
January 7, 2020

In Attendance: Donnell Bell, Secretary, Treasurer, Glen Benefield, Landscaping Chair, Dennis Cherry, DRC/Compliance Committee Chair & At-Large member, Adolf Zubia, President

Not Present: Bob Grier, Vice President

The Sonoma Ranch South Homeowners Association meeting was held at the Sunset Grill. President Adolf Zubia opened the meeting at 1:03 p.m. The four members present established a quorum.

Dennis Cherry made the motion to accept the minutes of the SRSSOA Annual Meeting held at Morningstar Methodist Church on November 6, 2019. Donnell Bell seconded, and the motion was approved with no abstentions.

Brief reports were given by the officers in relationship to their volunteer duties.

Old Business:

**Landscaping issues:** Glen Benefield has been in touch with the City now that the insurance issue is resolved, regarding what portions of the islands the City will take and what portions belong to the HOA.

**Website Issues:** No known website issues at this time. Adolf Zubia asked secretary Donnell Bell to post the approved minutes to the website, and if minutes have not been approved to write draft and post those also to the website and to add Creek to Sonora Spring.

**Repaving of golf club mailbox patch.** The board decided to not take action at this time.

Adolf Zubia and Dennis Cherry have been reviewing the bylaws. Since we have had our election, we have had three calls from one homeowner regarding a neighbor's visible air conditioning unit and their out-of-compliance patio.

**The Air Conditioning Unit issue:** The bylaws, which are decades old, vague and are left to the board's interpretation state that air conditioning units should not be in front of the house, nor should they be visible from neighboring properties. Dennis Cherry brought up "visible from where?"

After discussion, the board agreed on a solution that neighbors from adjoining lateral property lines and extending past the sidewalk and across the street should not be able to see more than four inches of their neighbor's units. (This height is still in question.) In addition to the unit visibility issue, air conditioning units are required to be enclosed. The enclosure surrounding the unit should be painted or finished with stucco to match the exterior of the home. With that said, there are thirty properties that are currently out of compliance, in addition to the complaint against one specific homeowner

**Action item:** Dennis Cherry and Bob Grier revisit the thirty homes in question to measure their units to determine if four inches is a reasonable height to ask homeowners to comply.

**Action Item:** Adolf Zubia to meet with homeowner who issued complaint about the air conditioning unit and back porch.

After Dennis and Bob report back, and a decision is made these homes will be "grandfathered" in, but any new construction will be revisited. Discussion that homeowners are not keeping up with the bylaws. Many do not receive the bylaws when they purchase their homes.

**Trash Bins:** On another issue another resident has complained that neighbors are leaving their trash bins in front of their homes. The bylaws state that trash bins should be placed on the side of the home, ideally behind the fence and/or gate. The board agreed that it is reasonable to require homeowners to place bins on

the side of their homes. It is also expected of homeowners to not leave their trash bins in the street for several hours and/or days after trash pickup.

**Drive-up Curbs** The board discussed the issue of homeowners, primarily on Cave Creek Manor and Golf Club Road, installing drive-up curbs. Currently 15 homes did not pull a permit to install concrete drive-up curbs and they are in violation of city code. The board is considering what step to take on this issue, including legal action.

**New Business:**

**Solar Panels:** When the SRSSOA was formed solar panels were not mainstream as they are today. Now that they are being sought by homeowners, and that the Federal and state government allow them, the HOA must also. However, to fall in line with HOA guidelines, solar panels must conform to the slope of the house and match the color of the roof.

**Bylaw Review:** Discussion including an addendum on the review of bylaws and covenants.

The meeting was adjourned at 2:30 p.m.

Respectfully submitted,

Donnell Bell  
Sonoma Ranch South Secretary