

SUNRISE VILLAS CONDOMINIUM OWNERS ASSOCIATION
MEETING LOCATION: Mizell Center, 480 S Sunrise Way, Palm Springs, and on Zoom
BOARD OF DIRECTORS GENERAL SESSION
SUNRISE VILLAS HOMEOWNER ALLIANCE MEETING MINUTES

Minutes are in GREEN

DISCLAIMER: Only the Board may record audio. Therefore, Alliance minutes are typed in real time. While full accuracy is intended, please excuse any typos, grammatical errors, etc.

JANUARY 20, 2026 – 2:00 PM ZOOM Meeting ID: 950 8587 2084 - Passcode: 219095

AGENDA

BEFORE MEETING STARTS: No audio recordings are allowed. However, the secretary may record the meeting to aid in preparing minutes. The recording is deleted once the minutes have been prepared. As provided in the “Open Meeting Act,” members may observe the meeting but cannot participate in the board’s deliberation or votes. Members may address the board during the Owner’s Forum. If attendees become disruptive, they may be expelled from the meeting and fined.

CALL TO ORDER Meeting called to order 2:04

EXECUTIVE SESSION DISCLOSURE

In private session, the Board discussed the following:

- The minutes from January, executive session was approved
- Legal matters were discussed (unknown to homeowners)
- A letter was unanimously approved and will be sent to a particular homeowner

ELECTION BY ACCLAMATION

The board will acknowledge the report submitted by the Inspector of Elections, vote to accept the incoming directors, and the directors will begin their duties effective at the April 2026 annual meeting.

Joanne Brown

Neil Austin

Gary Pinder

The election was completed by acclamation

Motion approved for April 2026 Board meeting as beginning of terms

Treasurer’s Report

- December Financial Reports –
- There was a variance with year-end operating expenses under 70K
- “Good Shape” for 2026 as compared to 2025
- 12K was taken out of reserves for the pool repair in December
- Reporting liabilities for the coming year
- One lien reported
- DWA report – a graph was presented (currently on website)
 - 2025 no total on the amount of water being used.
- Pay or lien approved for a particular parcel (unit number not recorded here)
- On lien is already in process for another parcel and it was formally approved.

Delinquencies Current Assessment Aging Report
APN 502-380-013
APN 502-390-021

Review per Civil Code 5500

SECRETARY'S REPORT

- General Session Minutes of December 9, 2025 –
- General minutes approved unanimously

OLD BUSINESS

- South Sunrise Way Light Replacement
- Estimate for lighting in late August to replace light on sunrise way.
 - Held back because of the unknown master landscape plan.
 - Reason being, no reason to double up.
 - Current estimate to replace lamp @ \$2300 (unsure if this is per or for all)
 - Discussed the installation of a solar light.
 - Looking to investigate the installation of solar lighting.
 - Does Herman Design have a solution?
 - Mr. Jones mentioned he would follow up with Herman Design.

NEW BUSINESS

- Digital Infrastructure
 - Gary – Proposal to over hall and internet connections. Apparently, there's the need to unclutter the many documents that sit on the website:
 - A method of control would be to remove the "moat" around the site that is owned by the management company.
 - o Solution for good document storage needed.
 - EMAIL
 - o Currently, email addresses are owned by individuals rather than Sunrise Villas (ie. Gary@yahoo.com as opposed to President@SunriseVillasHOA.com)
 - o Under the proposed change, board members would not – as board members - keep their for communications/documents.
 - o ISSUE - Personal emails can be discovered if there's a court case. Therefore, ALL a board member's emails would have to be submitted to the courts.
 - Proposal
 - o Assign email to all Board members (ie. MarySmith@SunriseVillasHOA.com)
 - o Seems President Pinder already is using the program that slows this and the proposal has all Board members using it
 - o This program costs \$20.00 per year. (Not made clear if that's per board member or for all)
 - o Allowance for all-access to change all internal communications simultaneously.
 - Revisions/changes will be made available to all and at the same time.
 - Motions: Approve purchase of Google Workstation B to make file keeping easier
 - Motion: for one time reimbursement to President Pinder for the personal purchase of necessary software @ approx. \$240.00 (unclear if this is \$ per board member or if for all members)

CAI Membership

- Proposed joining of Committee Association Institute.
 - Provide certification for HOA members.
 - Mangers included.
 - Ongoing education and seminars.
 - All members stay aware of changes in legal and the like.
- President Pinder noted: With subjects such as turf conversion, this type of membership will allow interaction with other HOA.
- It can also put you in touch with other venders... mostly a legal advantage as to what's changing with the law. It seems like an experience sharing experience op.
- Current proposal One membership now under President Pinder's office.
 - In the future – every board member would have a membership.
- Motion to 130.00 for annual CAI membership. To be directed to the office of the president.
- Unanimously approved.
- President Pinder will join and submit a receipt.

Cable Service Replacement, Solicitation

- Currently, Spectrum paying 16.5K a month. (estimate)
- Hotwire communications has solicited for SV's business
 - and they would be interested in buying out the current Spectrum contract.
 - Will once again contact Casey and will set a meeting with other board members to talk it through with the new company.
 - This company would have fiber optics.
 - OF CONCERN: The company's email is EmailPhishing@Hotwire.com
 - Every indication they are legit.
 - Face to face is a next step.

Communication Channels Resolution

- Resolution – protecting privacy, legal and financial interests, communications, moving forward will only be honored if sent by a registered title holder. Third party and group emails will not be responded to.
- Motion and unanimously approved.

Master Landscape Plan Funding Options

- All approved to table this discussion to the meeting, January 29th

SUNRISE VILLAS CONDOMINIUM OWNERS ASSOCIATION BOARD OF DIRECTORS GENERAL SESSION – _January 20, 2026

AGENDA -page two-

COMMITTEE REPORTS

Architecture –

Change Requests

- Approved to replace sliding doors 1871 Grand Bahama
- Removal of rain gutter for particular unit...
 - Discussion on what may be a new, visual appealing standard for gutters.
 - If everyone's rain gutters are going to be the same –who pays for it??
- Motion lighting camera 1824 Sonora approved

Landscape

- On landscape walks, reports get forwarded to PWLC and the process is working well.
 - Needing a refresh of the front entrance.
 - A proposal from PWLC was approved for new plantings.
 - A newly planted palo verde tree died and will be replaced.
 - Hedging along the landscape compound have been replace and there is a call to replace the netting as well
 - Grass was fertilized and trees will be trimmed February and March.
 - Mowing day is now Tuesday and Wednesday.
 - Regular reports on the irrigation system are always coming from PWLC.
 - Holes and dead spots are going to be filled.
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- Landscape Walk - January 8
 - Water Usage Analysis
 - Water consumption over the past 4 years –
 - The LC, LSC and DWA identified which meters were assigned to which turf.
 - 2025 less water than the last 4 years. A bit fix on St Lucia mainline repair really let water drop.
 - Rainfall since 22 – 25 correlated with the rain with the water saving but did not in 2025.
 - Bi month break down is available
 - Allows better understanding of range of use and helps identify water waste/usage.
 - Allows knowing where big leaks are coming from.
 - With turf conversions... this will allow to better understand the usage and how to reduce water even more.
 - Irrigation Repairs
 - Irrigation repairs are very expensive.
 - It shows how the irrigation system is failing.
 - 10K to repair mainline on St Lucia.
 - PWA said do not rely on dollar savings from water production because the price of water will become more expensive.
 - Using less water will still cost more.
 - Funds saved on repairs should balance out those more expensive water bills.
 - There are not water pressure regulators on old water lines.

- The one on St Lucia was replaced. Ask Raphael which lines already have regulators on them... it would help.
- Irrigation specialist from PWLC goes around to check on sprinklers after mowing on Tuesdays. This would also include the meters from the pools.
 - Raphael sent Mr. Jones a text denoting where there are leaks and PWLC has not taken action.
 - A homeowner must report leaks NOT Raphael.
 - But there seems to be some confusion.

June through November 2025 and December 2025

- Irrigation Maintenance Update January 15, 2026 and Leaks

Landscape Sustainability

- The culmination of two monthly reports as well as a meeting.
 - Two committee members have quit.
- Now 9.
 - The bulk of the conversion discussion will be happening via the meeting in the 29th.
- Zoom can be viewed later.
- Questions will be posted on the website and answered once the Q&A are answered.
- Removal of all non-functional turf by 2029.
- All water agencies must reduce 32% by 2040.
 - One has nothing to do with the other.
 - Two separate state laws.
- There is offered a free irrigation assessment from DWA and the LSC is waiting for appt.
- Met with Herman Design. Will have drawings for homeowners to look at meeting.
- Meetings with the city other reps that reps will be in attendance.
- Agenda for next week. Gary then Neil and Joanne and then the water usage story. Greg Wallace will NOT be on board. Bill will talk about financing. The Board will discuss after feedback from the community.
- Asking for assistance – asking for tools/dollars to make the conversion.
 - One has nothing to do with the other.
 - As of the city - Can there be allowances if there is no money to spend?
 - Ask of the city - Can there be a time extension which allows payments over time?

December 13, 2025, and January 10, 2026, Minutes

- Hermann Design Minutes, 12.18.25
- Reminder: Community Meeting (Thursday, January 29, 4-6 pm)

Pool

- Pool expenses – December 12K in pool repairs.
- Spa went cold but was noted by the water Guru.
- Child was playing with the emergency shut offs valve so may we assume a child may be playing with the on/off button.
 - Should there be a lock on the pool equipment.
- Diaper removed from pool 8.
- Magna latch system will be installed on all the pool gates. No key needed.

- Pump to pool (spa) 6 replaced.
 - Handrails to be replaced. Have been ordered.
 - Water guru is intended to help
 - There's been a learning curve and want to be complying with the city to make certain they are up and working.
 - Every pool but 2 is outfitted with working pool gurus.
 - Routers are weatherproof but one crapped out. Replaced under warranty.
 - Pool 6 and 8 had some work done to their injector caps so they will be protected by the elements.
 - Three pools convert to get 120V will cost \$1200 per pool
 - Other pools \$650 per pool to make them 120 volts.
 - Electrical repairs approved up to 7K
 - Contact Mr. Jones with excess noise and inappropriate behavior.
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- All the pool equipment was originally underground. 15 years-ago
 - They were brought above ground and now they need to be updated.
 - Dogs inside the pool enclosures.
 - Director Brown had discussion with homeowner and there are health code requirements that keep this from happening.
 - Only service dogs are allowed.
 - Motion: To approve all pool expenses up to 7K with the understanding that some exceptions may be slightly above or below that cost.

GFI Proposal

Governing Documents Update Suggestions

Sports Courts

- Committee discussing amenities which included a motion to purchase 4 more quiet paddles. The cost not to exceed 250.00.
- Total 12 quiet paddles.
- They will fit in the current box.
- Passed unanimously.

Manager's Report

- Securitas Reports
- No reports are unusual. Only a few wanderers. Not a lot of incidents.
- Two cameras are on property.
- Break in at the landscape shop. Inside fence – not the building.
 - They only took a few items because – supposedly – they saw the cameras and left.

Communications Owners / Vendor / General – Board “Parking Lot” –

Homeowner Open Forum

Comments are limited to three (3) minutes per owner.

*Titleholders may address the board for up to three minutes. A director **may** briefly respond to statements or questions. Speakers must observe rules of decorum and not engage in disruptive behavior. If a speaker is in the middle of a sentence when time is called, they may finish their thought. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.*

HOMOWNER 1

Reported a leak around the home and it's not fixed in a week. Is there a communication Issue at (address redacted). You can see it's starting in a driveway. Mr. Jones will look into its repair.

Homeowner 2

- Securitas – at least one old sign for the prior security company and getting new signs from Securitas.
- Director Havens will walk the grounds and do a study of the signs

Homeowner 3

- Pickleball courts: An email on the changing of the hours. The agenda did not include this and so there was no discussion.

Homeowner 4

- Landscape conversion - how many feet of turf will be converted.
- (Director Austin response - 59% will be converted, approx. 343,000 sq feet will be converted.)
- Dollars per sq ft. – what is the estimated rebate?
- (President Pinder states the rebate is over 1MM)
- Submitting the project in Zones allows for scheduling – but must be completed within 180 of submission.
- Low density given acreage per unit

Homeowner 5

- Noted had seen a dog at the pool. There was a claim it was a service dog.
- ADA does not require a harness or ID to get a service in a dog into a pool.
- No reference to any documentation.
- HIPPA violation to ask for documentation

Homeowner 6

- (In response to homeowner 5) People should not have the dog untethered no matter what.
- Interest in throwing a block party in the Spring
- The Board does not have to offer permission.

Homeowner 7

- If the Board no longer communicates with addresses such as SVHAlliance@gmail.com, how can that be made easier for the board to open channels to homeowners with shared interests?

Homeowner 8

- Has the Board already determined what is recreational turf.
- (Herman did and it will be voted on. DWA has final determination)

UPCOMING GENERAL SESSIONS & ANNUAL MEETING – *_Live and Via Zoom*

General Sessions at Mizell Center on Tuesdays:

February 17, 2026

March 17, 2026

Saturday, April 4, 2026, at 9:30 a.m. – _Annual Meeting at Mizell Center
April 4, 2026 – _General Session Meeting to follow the Annual Meeting
May 19, 2026
June 16, 2026

ADJOURNMENT