

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
May 19, 2026

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.

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.

2:03pm

EXECUTIVE SESSION DISCLOSURES

- April 4, 2026 – Changes to draft of the ballot (Landscape assessment ballot)
 - April 25, 2026
 - No prior minute available. Therefore, approval owed to June's meeting
 - Agreements and approval of NLB for ballot counting
 - General session happened before executive session - Meeting in executive session
- AFTER general session today

TREASURER'S REPORT

- April Financial Reports – April 30 – operating funds 112K – reserve 1M.25
 - Please refer to the financial statement for all additional info
 - expected on the website no later than May
 - 2 accounts are delinquent
 - There was a noted Gain of 6K
 - Income and expense
 - over budget tree trimming 16K
 - This is off based upon the 12-month budget
 - And we are only on the 4th month and already off
 - but there is an expectation for 10K recovery that will even out the budget come December.
 - Utilities are on budget
 - CDs are up to date. May financials will reflect what happened to those CDs
 - Loraina will resend so they will not be approving the budget.
 - Earthquake insurance was mentioned twice on the prior financial statement but will be corrected
- **Water Consumption Report – No mention**

- Review per Civil Code 5500 – There was no review because no official financial report was yet available

SECRETARY'S REPORT

- Annual Meeting Minutes, April 4 – annual meeting - approval of minutes
 - Minutes approved unanimous
- General Session Minutes, April 4
 - Correction on sportS courtS
 - Other spelling grammar errors.
- Amended April 4th minutes approved unanimously

NEW BUSINESS

- **Water Consumption Report – No mention**
- **Desert Fire Proposals – Annual inspection of fire extinguishers and boxes.**
 - They (the fire department) asked for the number to be doubled (Directors Brown and Austin take on the assignment)
 - there are samples in the packet and there are choices being made as to what ones to purchase. There's a call to paint them all red.
 - Director Havens - they are all a bit different as how they open, etc. Should they be stardarized?
- Not a real issue with the fire department which boxes are used.
 - Deciding on the cabinets. Steel or other material.
 - Extra 800 for steel. Director Bowen, "Why do that? No benefit."
 - It was decided on the more expensive steel boxes.
 - 4,000+ for purchase and including installation.
- Motion to request repair of current fire extinguisher boxes
- **HOMEOWNER COMMENT: *There's no need for the boxes to be red as per the city of Palm Springs.***
 - The Board said they will look into it.
 - No fire department requirement for red.
 - The Board decided it needs to be red anyway – because it's most visible.
- Casey will find a contractor that can update the existing boxes – and the new ones – and they will decide on the color later –June.
- Director Brown – There are enough boxes to satisfy the fire department BUT they have asked for more. **NOTE: THE ASSOCIATION IS IN COMPLIANCE RIGHT NOW.**
- **Special Assessment Ballot**
 - Ratify Final Version
 - Documents sent out on May 13th with one correction (No mention as to what was the correction)
 - (There seemed to be confusion as to whether or not a ballot material was indeed corrected.)

- This is to ratify the final version. (this was unclear - if no one was certain if the final version was corrected, why was it ratified?)
- Unanimous approval

- **Pool 3 Deck & Sidewalk Proposal**

- Pool deck was completed at the time of this meeting
- Walkway to pool 3 and the last panel is being cut off to avoid the accumulation of water
 - No mention of the dollars associated with this task. (perhaps approved in an earlier meeting)

COMMITTEE REPORTS

- **Architecture**

Change Requests Report

- New mailboxes
- Door/Window update request
- Video doorbell and back patio lights/cameras
- Awning approval
- Iron fencing for back patio –
 - NOTED - landscapers will no longer enter.
 - No rules on fence height but 3'0" is preferred.
- Mail box question
 - Originally all boxes on the 45 degree of the buildings.
 - Is there an issue with the post office if they are moved –
 - Director Bowen, "We are not going to bring it up with them."

- **Landscape and Landscape Walks**

- Semi-annual walk – many issues addressed.
- Tree trimming in June
- Replanting of trees killed in storm
 - Replacement trees planned
- Removal of fruit done
- New plants on sunrise are now doing better.
- Decomposed granite will be done on Sunrise
- SV sign repainted.
- Turf is fertilized today
- Mowing now on Monday
 - means we are first on holidays when it goes to Monday
- Over Budget
 - Any overage is being accounted because of the new trees after the storm
 - Budgeted for the year at \$7,500.
 - Director Bowen - Irrigation repairs over \$2000 – for the year

11,000.00.

- Director Havens - Water savings were out balancing the cost of repair.
- Still will be doing small repairs to the irrigation (despite entirely new irrigation plan)

- PWLCII April Repairs – no mention

- **Pools**

- No pools are heated now –
 - Three spas are still being heated.
 - Heating to start up again in October
- Pool 6 new pump installed
- Worst time of year for things falling onto pools. (leaves)
- PLEASE HELP in cleaning the pools – filters – etc.
- Close umbrellas, furniture, etc.
- Someone reportedly tripped at the pool - so PLEASE replace stuff where it came from

- **Sports Courts**

- Being used even in the heat of spring/summer.
- Resurfacing June 16th courts closed for 2 weeks.
- Need to find a place for the storage box
 - Maybe Raphael can bring it into the landscaping house

- **Governing Documents**

- Nothing new to report

- **Executive Project Steering Committee**

- Ballots are out for special assessment
- Letter emailed tomorrow to clarify some information and to correct some other info that's been out there (not clear as to what that info is)
- Most recent version of the FAQs now on the website
- Mission log uploaded to web portal
- Tracking will be posted on the website (no date given)
- Updates from Hermann
 - Completing entire landscape layout – final budget
 - Final read on contractor costs
 - End of month for delivery of final irrigation plans
 - Final plans to go to the city end of the month
 - And then to the water commission

- **Executive Operations Committee**

- 3 board members are being given the authority to spend money without the approval of other Board members

- Summertime only: This is to offset the fact that all Board members are not around/difficult to assemble in the summer months
- 35K limit

MANAGER'S REPORT

• Roof Maintenance

- A report for every 4 units (cluster)
 - This is a form that people can file if there are problems with the roofs. (this was unclear)
 - The thinking is it's a form for the roofers to report problems to homeowners

• Securitas Report

- There is only motion detected around the pools –
 - Pool 6 mostly.
 - An intruder WAS SEEN in the camera... nothing disturbed... so it was probably just someone walking through.
- Director Havens – what constitutes an intruder –
 - Answer: someone inside the pool after hours.
- Securitas will be charging an additional 25 per month for fuel.
- Summertime we are expecting more uninvited guests

• Communications

- Follow up from MOTUS – number of members participating – Number not mentioned
- Painting of the curbs.
- Director Havens does not want to see the curbs painted. Does not really help anyone navigate.
 - Seemingly, most owners support the idea.
- “This is going on too long” We need a decision.
 - Paint addresses on curbs or not
- Take down building numbers on units
 - standardize the numbers.
- Issue is the painting of the curbs. Let's put it on the next meeting agenda.

HOMEOWNER'S OPEN FORUM –

THESE ARE THINGS MAILED – but everyone agreed that mailed comments would not be discussed.

Homeowner 1

Thanks for all you do.

- Letter sent on April 16th no response.

- Letter resent on the 22nd. Casey was out of town. Still no response.
- Complaint Registered about – in this particular meeting – the Minutes of June 5th
 - (A different homeowner) wrote saying wanting to post accurate info.
 - No version redacted or corrected
 - Homeowner 1 was present throughout – states:
 - This Board has totally changed the concept of meeting minutes. Meeting minutes are included in the Association's governing documents so:
 - All (the Board) had to do was respond to a letter
 - why would (the board) NOT want to answer questions from homeowners?
 - Why is there not the goal for transparency? The minutes from 2005 and prior are very detailed why not they not now?
 - TODAY– the Board posted documents from Hermann design
 - why did you wait so long when you had them from February and April.

Director Austin stated he did not “realize” the documents were not posted.
Homeowner 1 was asked to be seated.

Homeowner 2

- Since the landscape conversion is a 5.5MM project, there was mention the Board should make certain their own insurance policies are up to date as per the CC&Rs (2MM minimum).
 - In the middle of discussion, homeowner 2 was asked to be seated well before their 3 min. was up. They refused.
- It was then suggested the board up their coverage to the full 5.5MM. This is because the Board could be sued for the entirety of the project, making homeowners responsible for any settlement.
- President Pinder, “We will look into that.”

Homeowner 3

- The palm trees will be trimmed.
 - Including tall ones which use buckets?
- The palm in front of (a neighbor's) house is diseased the dying.
- The landscape committee will put those notes on the next walk

Homeowner 4

- Where is the water usage by zone the Board promised to post to the website
 - President Pinder forgot to post that information
- Palm tree trimmings – scheduled. There are dying trees
- What changed in the wording of the ballot?
- Cover letter was changed – but what was received was correct
- Questioned NLB ability to extend voting if a quorum is not met
- Hour spent on fire extinguishers. Why not spend more time on what's important?

- All our money in the landscape bucket – why are we not protecting ourselves with other more immediate problems.
- How can money be spent more efficiently?

Homeowner 5

- Initial bid from Hermann – 50K turned out did not include the irrigation system.
 - Went back and spent another 50K for a system that included the irrigation system.
 - Very concerned as to why that was two phased and why the initial RFP did not include irrigation.
 - Not blaming anyone – the question is, how did that happen?? Irrigation Never came up when the RFP was up.
 - Director Austin, “We learned from this mistake.”
- New LSC has rejected the idea of an independent project manager. What’s the rational?
 - President Pinder cannot not answer that.
 - Vice President Bowen claims a project manager WAS interviewed
 - Offered no details despite the homeowner’s deep concern
 - Supposition: The project manager is associated with Hermann to increase communication.
- Vice President Bowen, “If it goes bad for us – it goes bad for Herman and they would not like that.”
- QUESTION: Should Board members be charged with managing 4.5mm.
 - President Pinder – By managing Sunrise Villas, the Board is already managing a multimillion-dollar project.
- Asked again WHY Hermann’s contracts were revealed to homeowner’s so long after they were signed.
 - Homeowner 5 was asked to be seated

Homeowner 6

- Thanks to the board
- Beyond amazing patience level on this project.
- Wonderful management of the association.
- And thanks for keeping the HOA fees down.

Homeowner 7

- Today, found budgets on the website.
 - Started adding up things which showed it was an enormous amount of money but “she will get through it.”
 - She’s from a plumbing family - Things happen with water lines so everyone just needs to be prepared.
- Would like to say the project manager being associated with Hermann may be a conflict of interest – but who’s keeping receipts

- Answer – VP Bowen
- **Director Austin**
 - **Hermann will subcontract with an independent project manager and the steering committee.**
 - **Tracking costs will be VP Bowen's responsibility.**
 - **To date – they only costs have been Hermann and Epstein.**
- No change orders can proceed without the Steering committee.

Homeowner 8

- Agrees with homeowner 5.
- Looked up today after seeing notice today – posted YESTERDAY.
 - First contract for 44K
 - 50K for irrigation add on –
 - All in the total listed on the budget posted today is \$331,000.00
 - “It’s math”
- Director Austin – “That’s not what it says.”
 - Homeowner – “But that’s what it reads.”
- Base of hours is not there – we need a projection of how many hours are being spent.
 - How will we know when it’s overtime.
 - There is no breakdown – how much for turf, plants, removal, etc.
- President Pinder asks (other Board members) how the postings/contracts are written.
 - He will read it (the posting/contracts) and he will answer those questions later.

Homeowner 9

- Perspective as someone who as been on an HOA board in NY.
 - A bit of dynamics between us and them.
 - The board is Us.
 - Doing the best they can to get us through this as best they can.
- Other context: we are voting on a framework.
 - It’s impossible to know exactly what we are voting on.
 - But we are just trying to get “through this”

UPCOMING GENERAL SESSIONS & ANNUAL MEETING – Live and Via Zoom • General Sessions at Mizell Center on Tuesdays: o June 16, 2026 o July – DARK o August – DARK o September 15, 2026 o October 20, 2026 o November 17, 2026 o December TBA