

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

June 16, 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.

SPECIAL ASSESSMENT COUNT

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 2:03

EXECUTIVE SESSION DISCLOSURE –

Approved minutes unanimously

Exterior work had to be done to a non-disclosed unit – approved that owner will be notified

Board engaged association attorneys to review all the aspects of the landscape project up to date landscaped project make sure the board has is acting with compliance.

Epsten, when considering AB1572 and 80, reviewed up to this point and gave an evaluation and the association was going in the correct direction and on track to meet their responsibilities as fiduciaries.

Epsten provided a progress check list in the event the association passes on the project today.

Two projects (contracts) from Hermann's were reviewed by Epstein and they say we are in compliance with all civil codes.

TREASURER'S REPORT -

April financial reports were not approved by April 19th because they had too back to the drawing board. Therefore, they are included in the June agenda.

April 30,2026,

The financial statements should be posted as they were last uploaded in March.

May Financial Reports –

These should be posted on the website. Treasurer Bowen differs to Manager Jones, "Do you want show net income, Casey?"

Water Consumption Report –

That report is now on the website – seen a constant increase in water usage because of leaks and they are trying to keep the grass green.

2027 Reserve Study Proposals

SCT is the company that usually use for review

- There is another company vying for our business

Issue: already in agreement with SCT we are at Phase 2. Already paid \$2800.00.

- If SV goes with the other company, SV have to start with phase 1 (one) again?
 - The redoing of phase 1 would be a big issue because who wants to pay to start over. When we go to phase 1 again, then would be the time to get a new proposal. The board agreed.
- Seemingly, there as a \$1000.00 per year break/loyalty program from the other company
 - Included with the SCT so it makes sense to work with SCT reserve.
- Unanimous with SCT

Special assessment meeting:

Turn over to NLB – ballot count Mandie an Emily

Established quorum 178 votes

Tabulation:

Yes 135

No 43

Homeowner question: Answer – Neither Mandie nor Emily are notary publics or CPAs.

SECRETARY'S REPORT

General Session Minutes of May 19, 2026 – Approved

OLD BUSINESS

Fire Code Compliance – Extinguishers

- Changing the color from the red to the association green color so it blends.
 - Most people do not know where they are – no less having them blend.
- Director Brown thinks they need to be visible.
 - President Pinder agrees.
- There are 34 boxes currently
 - Need to spend the \$5000.00 to get the new boxes.
- Director Haven - What if the grass catches?
- Motion – To go with green boxes 4000+ dollars.
- Vote for the new boxes unanimous.
- Decision for NO LOCKS
- Communication
 - Informing homeowners of the locations
 - Informing fire department

Vantage Point Construction Repair Proposal

- Landscape hut - approval

Herman Design Contract Phase II Ratification

- Previously ratified, show of hands offered to homeowners as a formality

Executive Project Steering Committee Resolution

- President Pinder, once again referring to homeowners as his “audience,” stated the Committee’s resolution will be on the website in a few days.

COMMITTEE REPORTS

Architecture –

Windows on St Bimini approved

- As long as they are dark bronze and not black
- Application adjustments made and approved

Landscape

Landscape Walks

Director Brown reiterates the fact there is more water being used as the lawns transition between summer and winter grasses.

Owner comments:

Weeding – the crew needed to be more careful – damaging some trees.

Turn was fertilized the end of May.

Turn will be irrigated this month and the trees will be trimmed starting this month.

Graffiti was removed.

Bougainvillea bushes were placed by a homeowner without a variance

- Being asked to be removed.

New rocks on Bahama

Tree has died along Cerritos and another tree will be planted in the fall.

- Helping to enhance Cerritos which needs a bit of “help”

July – there are still walks starting at 7:30a.

President Pinder

- Expect brown patches as the grass transitions of grass.

Pools

Worst time of year - stuff falls into the pools.

Unusually warm weather

- Seeds were falling into pools as early as March
 - Climate is different today than 20 years ago – so this hyper state makes the plants seed more quickly and release them more quickly.
- After cleaning – everything looks just as dirty after one day.

- There seems to be circulation issues which makes it difficult for it to be clean.
- The stuff that's happening is going to cause the need to change equipment much more quickly.

Pool 1 has an issue with the auto filter feeder

Pool 6 upper manifold needs to be replaced

Reminder to close umbrellas and put furniture back when leaving

Sports Courts –

Starting resurfacing project. It will take 2 weeks.

- Homeowner ask not to begin work before 7am.
 - Painting may start 6a.
 - They have electric blowers that are quiet (?)

Executive Project Steering Committee -

- Continue to update the website with new information n
 - minutes
 - 184 FAQs
 - Cost tracking
- Updates - Hermann:
 - Preliminary planting plan has been sent to the city
 - Seeding (?) plan has been updated.
 - Met with Raphael to discuss access to the site.
 - Revisions may follow according to access.
 - Provide construction management proposal after submitted. (to city/DWA)
 - Preliminary cost estimates submitted (on website)
 - Minutes to follow

MANAGER'S REPORT

Securitas Report

There were alarms stating 4 persons were around the pool – dispatch and no one was found

Palm Springs Fire Department

Signed off on the boxes

Continued clean up the landscape hut

Continued maintenance of the outside cinderblock walls

- Kudos to Raphael – quick truck clean up

Question about the removal of curb numbering and standardized addressing – the new numbers may be place when painting so they all match.

Board “Parking Lot”

HOMEOWNER'S 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.

Homeowner 1

had a problem with the size of the community's fire extinguisher getting smaller. Noticed the door did not close.

UPCOMING GENERAL SESSIONS & ANNUAL MEETING – Live and Via Zoom

General Sessions at Mizell Center on Tuesdays:

- o July - DARK
- o August DARK
- o September 15
- o October 20
- o November 17
- o December TBA

ADJOURNMENT