

## SunBird HOA and Golf Club Committee Meeting

May 19, 2022 @ 3PM

Lakeview Room

### Minutes

**Members Present:** Lisa Onyx, Nancy Eckstein, Steve Seel, Dave White, Julie Anderson, and Layne Varney were present. Jean Pritchard was absent. Residents present: Dan and Marianna Buescher.

Steve Seel called the meeting to order at 3:00PM.

#### **Business Discussion Items:**

Steve welcomed Nancy Eckstein to the committee as an HOA Representative.

Halfway Hut – Joe from Horizon Room was interested in running this, but not at this time due to labor shortages. Artistic Touch agreed to a trial. Someone called the Health Department and questioned her licensing which was all in order. Someone called the Health Department a second time and said hot water service wasn't sufficient. Inspector wasn't aware food was prepared off-site and sold on-site. Laurie is working with Health Department to reverse decision.

Julie will send a letter to the HOA to add a Green Up Fund donation letter in the June HOA dues mailing. This request needs to be added to the 5/23 HOA Board Meeting agenda. The letter will state that fairways, greens, and tees will be the only areas overseeded. Steve requested the cost to include overseed for the driving range and wall to wall. Julie said she would get this information for Steve. Dave said the cost to overseed the driving range was \$6,000 last year. The cost of seed will depend on Oregon weather. Should be able to pick it up for \$2.60/lb. if the growing season is good in Oregon.

The golf course will likely not be able to water the entire course after 3 more years due to water shortages in AZ.

A resident donated \$5,094 for electrical work on hole 13 to power the fountain. The fountain will only be on for 6 hours/day.

Springfield said they are not interested in making a gate between the 2 communities.

Golf Club is requesting \$20,000 from the Capital Improvement Fund for a new tractor. To get water into the ground, we need a new tractor to aerate the grounds on a weekly basis. We are wasting water because the fairways are rock hard. This request was approved, and Layne will issue a check.

The Golf Board agreed we need to hire a Civil Engineer/outside analysis to determine who is responsible for drainage issues. 3 potential candidates were identified, and their hourly costs vary. The Task Force, including members from both Boards, will meet to determine the best candidate. After paying \$20,000 for the tractor, there is approximately \$10,000 left in the Capital Improvement Fund. The Golf Board has agreed to freeze spending of this \$10,000 balance so it can be used to help pay for the Civil Engineer. The Civil Engineer will review ponds, drains and retention areas.

Julie will generate a form for future requests for money out of the Capital Improvement Fund. The form will include additional insured and hold harmless wording if the request for money is for contractor work.

The Golf Board is in talks with Atlas Tower LLC to put a cell phone tower on golf course property. It would be a 25-year plan with a 3% increase each year. This will provide better cell phone coverage for residents of SunBird. The tower would be located on the East side of the Golf Club maintenance building. It would be enclosed in a 40 x 40 gated area and camouflaged as a palm tree. This change will generate a regular revenue stream for the golf course.

The Golf Club has received complaints about balls going into their yard. Dave has sent letters suggesting they put up a net on their property.

Homeowner Comments:

Marianna Buescher:

- 1) What were the Half-way Hut hours? - Thursday, Friday, Saturday, Sunday 6-9AM during the summer.
- 2) Is there another golf course overseeding wall to wall on Riggs Road? Yes -Oakwood, Cottonwood and Palo Verde are wall-to-wall.
- 3) Was the CC&R that passed last year intended to be used for the golf course first? Yes. Were plans supposed to be submitted in August? Yes, and the tractor was on the plan.

Our next meeting is scheduled for Thursday September 15, 2022 at 3:00PM in the Lakeview Room.

Meeting adjourned at 4:05PM.

Lisa Onyx  
HOA Vice President