

# Minutes of Sun Valley Villas HOA Board Meeting

## Saturday, JANUARY 10, 2015

### 10:00 A.M. at Clubhouse

Meeting was called to order at 10:00 A.M. by Joe Juszak/President.

**Board Members Present:** Gloria Heames, Joe Juszak, and Dalton Larson, Jeryl Smith, Dave Irvine, Mick Durick

**Board Members Absent:** Nick Pashulka,

**Manager Present:** Jeff Twito

**Roll Call:** 20 Homeowners, plus board members, present

#### **Minutes of December 13, 2014 meeting**

- Dalton Larson Motioned for the minutes of the December 13, 2014 board meeting be approved, Mick Durick seconded; there was no discussion, approved by the board.

President, Joe Juszak introduced all members of the board that were present.

Diane Krause reminded all homeowners of the web site for Sun Valley Villas: [Sun Valley Villas.net](http://SunValleyVillas.net)

#### **Manager's Report – Jeff Twito**

Jeff presented the Manager's report – He had just received the water bill and noticed that the bill was extremely large. It has been discovered that the supply line under the deck of Phase I pool is probably broken to the spa. There will be an inspection done on Monday to discover where the leak is. Arzee with the help from owners is removing the wood post by the water feature. These will be replaced with concrete blocks instead. Dave Krause is in charge of ordering the blocks and scheduling the work

The last rain produced some leaks in Units # 239 and # 251. The foam company was out and fixed the leaks. There is still some work to be done on the inside of these units.

There has been some additional work done on Unit # 218 for a cost of \$12,053.18. Jeff is asking for approval from the board to pay this bill. Dave Irvine made a motion to pay the bill, seconded by Dalton Larson, no discussion by the board, motion approved.

Jeff stated that we have not heard back from Farmer's Insurance concerning the claim for Unit # 118 flooding. Jeff has asked for approval to start work on the repairs for this unit. Mick Durick motioned to approve the work, seconded by Gloria Heames, no discussion, motion approved by board. If the Insurance Company approves the claim the cost will be reimbursed to the treasury. The HOA is only covering the work that is the responsibility of the HOA. The cost for this work is around \$33,000.00.

Dalton made a motion to approve the Manager's report, seconded by Dave Irvine, motion approved.

#### **Financial Report:**

Jeff Twito went thru the financials thru year to date. Motion from Mick Durick to approve the financial report, seconded by Gloria Heames, no discussion, motion approved by the board.

#### **Landscaping Committee: – Dalton Larson:**

No new landscaping concerns since the last meeting and no plans to do any additional work. Motion by Mick Durick and seconded by Dave Irvine to accept report, Motion passed

#### **Budget Committee – Mick Durick:**

No new report on any Budget concerns

### **Architectural Committee – Dalton Larson:**

No new report from the Architectural Committee and no new projects in Mind.

Dave Irvine brought up the broken globes through the complex. Jeff stated that there are many of posts that need to be repaired or replaced and globes to be replaced.

### **Pool Committee – Dave Irvine:**

The strapping material for the chairs is here and the restrapping will be done soon. Volunteers are needed to help with this project.

### **Clubhouse Committee – Jeryl Smith:**

Jeryl Smith reported about the meeting for the club house activities that are planned. The next activity will be a pot luck on January 22 – A Soup, Salad, Sandwich and Sweets pot luck. Please sign up in the club house for the number of people coming and what you would like to bring. The cost will be posted on the sign up sheet (we need a count so that there will be enough food for everyone) You can pay the chairman of the pot luck and they will give you a ticket.

Jeryl mentioned that the back door of the club house was left open and the lights left on after the last cocktail hour on Wednesday, January 7<sup>th</sup>. **PLEASE THE LAST PERSON OUT CLOSE AND LOCK THE DOOR!!!!!!**

### **Future HOA Meeting Dates:**

- Last day to get nomination forms in for running for the board is January 21, 2015 (3 openings for 3 year terms) 5:00 P.M.
- Saturday, February 21, 2015 at 10:00 A.M. Board elections

### **NEW BUSINESS:**

Mick Durick asked for approval of the beautification report. These rules will be posted on the web sight. Motion approved. These new rules will be sent out to the owners via mail so that all owners are aware of the rules

Dalton Larson presented a proposal to form a committee to review changes to the CC & R'S. These need to be updated and changed to reflect needed requirements for units to be checked when they are vacant.

Diane Krause volunteered to be in charge of the committee looking into these changes. The HOA is looking for volunteers to join this committee and help with the work. (So far volunteers are Bill Dufner, Ron Umsted, Wayne Woods, and Dalton Larson (the committee would really like to also have some year around owners on the committee)

Please feel free to submit ideas to the committee via the new web site and to volunteer your services if you would like

**WEB SITE FOR THIS COMMITTEE IS: [CCRCOMMITTEE@SUNVALLEYVILLAS.NET](mailto:CCRCOMMITTEE@SUNVALLEYVILLAS.NET)**

A reminder from a homeowner to please date and sign any announcements, etc that are put on the bulletin board.

### **Adjournment:**

At this point it was moved and seconded to adjourn the meeting

**Meeting was adjourned at 11:00 A.M.** - Submitted by Secretary: Judy Juszak

