

Minutes of Sun Valley Villas HOA budget meeting
Monday, January 15, 2018
7:00 P.M. At the clubhouse

Board members Present: Judy Juszak, Ron Blaufuss, Dave Irvine, Jeryl Smith, Don Dornburg and Dan Bird and Diane Krause

Manager Present: Jeff Twito

Homeowners Present: 18

The meeting was called to order by phone by the president, Don Dornburg at 7:00 P.M.

First Order of business was to approve the minutes from the Board Meeting held on December 18, 2017. Motion to approve from the board with two corrections, Approved by the board.

Managers Report: Jeff Twito. Jeff mentioned that there was 1 condo closing in December and two condos are under contract.

The Olive trees will be sprayed in 4-8 weeks. (this is done to prevent the trees from producing olives). There have been 2 nomination forms received for the board elections coming up in February. We have 3 board members terms ending, so we could use some more interested parties.

The maintenance cart has been purchased for \$2,300, but it has not been delivered yet.

Financial Report: Jeff Twito

End of the year financial report was presented, actual (\$397,888.05) in dues collected vs budget (\$395,784.00) was higher than budgeted, some of that is pre paid for 2018. There are still some delinquency. There was \$260 collected in late charges. We received \$4500.00 from Insurance claims and we paid out \$9490 in insurance claims. We received \$900 transfer from the sale of some condos. All categories except landscaping were under budget in expenses. We ended up almost \$15,227 over budget on expenses. \$98,600 Was transferred from the operating account to the reserve account. There was \$125,201 paid out for capital expenses, leaving us with a balance of \$200,200 in the reserve account.

There was a motion from and a second to accept the manager's and financial report. This was approved by the board.

Wayne Woods (Unit #127) asked if there was some kind of account that the reserve fund could go in, in order to receive more interest from this money. He also asked if there is an audit of the accounting.

Diane Krause and her committee are going to do an internal audit in February. She will also check the by-laws to check on the requirements of an audit.

Landscaping Committee – Don Dornburg, Chairman: Don stated that he and his committee are looking into some shade trees to replace the olive tree that was removed near Unit #109. There are still 18 olive trees left on the property and 5 of these will be removed in the fall. So far we are saving over \$600 in spraying costs.

Pool Committee: Dave Irvine, Chairman: Pool #2 had its hot tub cleaned in January, due to some sudsy residue and some rust spots on the fences will be cleaned up and painted this winter. A committee will also do some re-strapping this winter, and Dave has requested some money in the budget for some new chairs. He will also contact a locksmith to clean the locks at the pools and replace if necessary. There was a question from Unit # 226 concerning the light at the clubhouse asking that maybe some kind of shield could be put up to tone down the light shining into their unit.

Architectural Committee: Dan Bird, Chairman: No new requests

Safety and Security Committee: Ron Blaufuss, Chairman – There was a request to the committee about stripping the ramps and making them a no parking zone at building #3. Jeff stated that we are in compliance with the laws on handicap parking. A motion was made and passed to do the stripping.

Beautification Committee: Bev Preston, Chairman – Judy Juszak reported for Bev that we had a walk around this last week. There were 2 or 3 problems and the condo owners/renters were being notified to make the corrections. There is still a lot of people not picking up after their pets and the board is asking all pet owners to please pick up after their animals.

Club House Committee: Jeryl Smith, Chairman – Jeryl reminded all residents of the upcoming potluck to be held on Thursday, January 18. All are welcome to sign up and bring a dish to pass, the sign up sheet is in the clubhouse and at the mail boxes. All other events are posted on the calendar in the clubhouse.

Jeryl also presented the price for darkening shades for the south side of the clubhouse, to keep the building cooler. This would cost \$495. She asked if we could get some money for the shades. Dave Irvine asked what the need was for them when the clubhouse is not used much or at all during the hot season and therefore is not air conditioned when not in use. This project will be tabled until a future time.

New Business:

Sun Valley was sighted for having gas and propane grills on condo decks and patios , This is against the city fire code and the units will be notified about removing all grills to come in compliance with the fire code City ordinance The only grills allowed are electric grills. This law was adapted in 2008 and includes gas heaters. All grills need to be 10 feet from any building structure.

There was a motion to accept this new policy and we will rewrite our policy rules to include this compliance and is in effect immediately.

Maintenance Cart and electricity: Sun Valley has purchased an electric cart for \$2,300 for our maintenance personnel and the board is asking for an additional \$700 to finish the electricity at the shed so that the cart can be charged. The cost to do this is \$1400 and we have \$700 left from the purchase and need an additional \$700 out of the common area electrical budget to finish this project. Don stated that we need to finish this project. There was a motion and a second to use the additional \$700 out of the common area budget, this was approved by the board.

Diane Krause reported on the TV survey that had been sent out last May. There were 135 surveys sent out and 72 were completed. Not much came out of the surveys and what people are interested in other than approximately 59% of respondents don't want TV service disconnected. We have received one bid from Dish and Eric and Diane will assist Jeff in researching TV options and securing bids from services. (Note: if the Dish TV contract will not be extended, we must provide notice to Falcon Communications by May 1st of 2018.)

It was announced that the next board meeting will be January 15,2018 at the club house at 7:00 P.M. And the annual meeting will be held February 17, 2018 and 9 A.M. At the clubhouse.

The Board meeting was adjourned at 8:20 P.M. Respectfully submitted: Judy Juszak, Secretary

