

Sun Valley Villas - BOARD MEETING
Tuesday, January 19, 2021, 7:00pm via Zoom

Board Members Present: Sharon Keeler, Diane Krause, Orrine Parks, Mick Durick

Board Members Absent: Ron Blaufuss

Phone In Member: Dave Irvine

Manager Present: Jeff Twito

Note: Dalton Larson is no longer a home owner and therefore is no longer a member of the Board

Homeowners Present via Phone: Dave Krause, Charlice Steien, Ron & Jeryl Smith

Mick Durick chaired the meeting, and was called to Order at 7:10pm. There was a quorum.

Notice of Meeting had been posted.

All Board Members identified themselves by Zoom attendance and by phone attendance.

Motion: by Dave Irvine that we accept the November 24, 2020, Board Meeting Minutes as posted. **Seconded** by Diane Krause **Carried**

Manager's Report:

Financials:

- Jeff provided and went over the December 31, 2020, Financials - Actual and Budgeted.
 - Jeff noted major items that came over Budget, were WCB, Maintenance wages, tree maintenance, & phase 2 Pool Pump and Motor had to be replaced in Nov.
 - A sum of \$6,100.00 was transferred to the Reserve Account.
 - Total expenses Y-T-D were under budget by \$24,303.61.
 - After YTD Capital Improvement Expenses
 - the Balance in Wells Fargo Money Market is \$328,268.27
 - Total Washington Federal Certificates of Deposit is \$123,221.97
 - Total Reserve Capital Improvement Funds is \$451,490.24
 - Operating Account Balance is \$32,872.04
 - Total funds as of December 31, 2020 is \$484,362.28

Jeff noted that there are 2 Projects that have been carried over from 2020, so had they been completed funds would be less.

Motion: by Diane Krause that we accept the Financial Report as presented
 Seconded by Dave Irvine **Carried**

Committee Reports:

Lot 14:

Taxes have been paid on the lots. French is still unhappy about not being notified, however our attorney has advised French that he can get a hold of him if he wants any explanation. French never changed his Statutory Agent, which is no fault of the HOA, but

his issue, plus he failed to notify the Corporation Commission of his change. Jeff advised that Default Judgment has been filed and we are now waiting for a court date.

Architectural:

No report

Budget Committee:

Diane Krause advised that since our last meeting, when the new HOA fees were set, there isn't anything to report at this time.

Beautification:

No report

Club House:

No report

Pool Committee:

Both pools are heated. Phase 1 Pool was turned on Dec.15/20. Not many are using the pool currently, with a few sunbathing some days. Weather has been cool. All the Covid-19 restrictions are in place. A discussion followed about having both pools heated when not many are using it, plus because of Covid the covers have been taken off the Hot Tubs. Our heating costs will probably be a lot higher. This will be discussed further at our next meeting.

Landscape:

Dave Krause reported;

- that we lost a couple of olive trees outside the perimeter;
- on 74th Street there are a couple shamel ash trees that suffered severely;
- we lost 3 trees inside the property and they are where we have other trees so probably won't replace those;
- outside the wall we lost a number of flowering bushes which we will be replacing;
- we have a cactus that was vandalized and replaced it with a cactus from inside the property;
- we will be trimming some of the citrus trees
- Asking Arizona Yard Maintenance to cut back some of the Olive trees outside the perimeter, and getting some gravel for outside the fence.

Jeff also stated that he was currently looking at getting quotes from Landscapers and hopefully by February/March we will have something to look at. Jeff indicated that we did not receive an Invoice from the current landscapers for the month of July 2020, due to the lack of service and the lack of workers.

A discussion was had in regards to gravel in back patios and that leaving it up to the owners to replace may become an issue. We do not want areas to become unsightly with weeds and no gravel if needed. It was noted that some gravel has already been placed in areas that needed it. Jeff noted that in our CC&R's it is stated that if something needs attention or repair, and the owner does not fix it, the HOA can have it fixed and then assess the owner for the cost.

Clubhouse:

No report

Beautification:

- It has been noted that a Unit has garbage bags, and dirty diapers sitting at the front of the unit
- another Unit has storage bins piled up on the back patio.
- Someone has an elliptical machine on the back patio.
- Jeff advised that letters have gone out.
- Jeff stated that we have about 20 or 21 year round rentals, and that most of the other rentals are seasonal rentals.
- Jeff stated that all the owners should contact him if there are any issues that need addressing.
- In Unit 257, the tenant has been evicted and the owner is taking it over again so the charcoal grill issue will be taken care of.
- Mick Durick mentioned that the 3rd mailbox from the south end is about ready to fall over. This is an issue we will need to look into further.

Safety and Access:

- The question was raised whether the new signage is helping with the people traffic going through our property? Jeryl Smith advised that they have noticed skateboarders, plus a number of people walking through. Mick said he sees a lot of people walking through constantly.
- Jeff advised that recently someone stole the mirror in the men's washroom and the toilet paper.

Outreach Committee:

No report

New Business:

- Discussion about the Annual Meeting. Jeff advised that No Nominations have been returned yet. Jeff advised that there can be 3 to 7 people forming the Board. Also, at the moment we can only have a maximum of 10 people for a gathering. Recommended that we postpone it until March to try and get people interested on running for the Board. A suggestion was to do a mail in ballot and then have a virtual to see what the results are? Jeff advised that for the Annual Meeting date, a Notice needs to go out a minimum of 10 days prior, and a maximum of 60 days. In addition, Jeff agreed to prepare a Notice to all the Owners, requesting who may be interested in participating on the Board.

- The next Board Meeting was scheduled for **February 16th, 2021, 7:00pm** via Zoom.

Old Business:

Mick Durick brought up the issue of the roofing project not completed which needs to be addressed.

Motion: by Mick Durick that we accept the quote from Lyons Roofing to do Buildings 1 through 6 & Bldg12 (7 buildings), which includes a 20 year guarantee, provided any new quote is not greater than 5% of the initial quote received.

Seconded by Dave Irvine **Carried**

Motion: by Diane Krause to adjourn the meeting

Seconded by Dave Irvine **Carried**

Respectfully submitted,
Sharon Keeler, secretary