

Sun Valley Villas - BOARD MEETING
Monday, January 20, 2020
7:00pm at the Clubhouse

Board Members Present: Ron Blaufuss, Diane Krause, Wayne Woods, Orrine Parks,
Eric Franseen, Sharon Keeler, Jim Richardson

Manager Present: Jeff Twito

Meeting was called to order by President, Ron Blaufuss at 7:00pm

Proof of adequate Notice of Meeting by President, Ron Blaufuss.

Motion: by Diane Krause to approve the Minutes as posted on the Bulletin Board.
Seconded by Wayne, **Passed**

Introduction of HOA Board to Members in attendance.

Manager's Report:

- Jeff Twito advised that there are 4 condos currently for sale. Listed in the \$159,000 to \$180,000 range. One closed at \$165,000.00.
- City changed the water meters this past week.
- In November the Annual Association Notices were sent out. There are 2 positions open on the Board. Final date for nominations is January 22nd. No nominations have been received to date.
- In December, Unit #268 received new Tile underlay. Done by Armour Construction at a cost of \$1800.00.
- replaced light at mail box
- carport structure that was damaged by a truck, was reimbursed by the owner.
- getting quotes on seal coating to be done this winter on west 2/3rds of parking lot.
- getting quotes on painting Buildings #7,8, & 9, perimeter walls and fencing,
- Roofs tile underlayment - rest of Buildings -1,2,3,5,6 & 12

Financial Report:

Total actual Income Collected as at Dec 31/19 **\$408,431.24** Budgeted **\$401,358.00**
Variance over Budget **\$7,073.24**

Total transferred to Reserve as at Dec 31/19 **\$102,600.00**

Reserve Capital Improvement Funds:

Wells Fargo Money Market	\$235,156.49
Washington Federal CD	51,173.79

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Total Reserve Capital Improvement Fund	\$357,636.70
Balance Operating Account	\$ 45,161.82
Total Funds	\$402,798.52

- Jeff advised WCB expense is down, as we are no longer a high risk.
- Liability Insurance up a little, and was over budget by \$596.76
- Legal and Accounting was over budget by \$19,597.80.
- Utilities: water and sewer were over budget - electrical, gas & refuse were under budget

Motion: by Diane Krause to approve the Financial Report as presented.

Passed

Diane brought to the attention of the members that we have an Internal Audit Committee which conducts an Audit of the financials, without a cost to the members, versus going to an outside Audit firm. During the past year the financials have been balanced to the penny and an Internal Audit need not be done this year, and suggested that an Internal Audit be done every 2-3 years.

A member reported damage to a pillar at Unit #136. Jeff is aware of it.

A member asked whether our maintenance person, RC, had intentions of continuing work for the HOA? RC has been a good reliable employee and has been with us for a long period of time, and manager, Jeff Twito, advised that RC wants to still keep working as long as we will have him.

Diane Krause brought to the attention of the Members a "monthly go to meeting" that can be purchased for \$12.00 a month, and which would allow all members (up to 150 members) to listen in and attend the meeting by phone or computer. A Notice of the meeting would be posted on the Sun Valley website.

Motion: by Diane Krause that we purchase a "**monthly go to meeting**" at \$12.00 per month to conduct monthly meetings throughout the year.

Seconded by Wayne Woods **Passed**

Architectural Committee:

Wayne Woods advised the only item which requested approval currently was his Unit #127, to place tile on his patio.

Beautification Committee:

Sharon Keeler advised that Beverley Preston has arranged a walk around by the committee on Wednesday, January 22/20 at 10:00am, and to meet at the clubhouse. Please insure that all Christmas decorations have been removed (January 15th deadline).

The action taken by the committee was pointed out: a 2 week notice is placed on the door, and if the Notice has not been attended to within the 2 weeks, the owner is assessed a penalty, and would continue on each walk around by the committee, until the matter is addressed by the owner.

Clubhouse Committee:

Jeri Blaufuss, chairperson of the committee, has scheduled a meeting on Monday, January 27, at 10:00 am.

Pool Committee:

Eric Franseen, chairperson, advised the committee would be checking if any repairs are required. Owner, Clive Keeler, advised that he noticed some cracking on the concrete at pool #1, and that may need repair before it gets worse.

Laurie Hazen asked why only 1 pool is heated in October, November, and December? Diane Krause advised the reason only 1 pool heated, is that there is an approximate \$700.00 to \$1000.00 increase in utility cost per month for each pool, and it became a policy many years ago to only heat 1 pool during those months to help keep our costs (HOA fees) down. It was also pointed out that there are very few people actually in the pool during those months.

Landscape Committee:

Dave Krause, chairperson, advised that we have removed and replaced almost all the olive trees. An olive tree at unit #144 still needs to be removed and we will hire someone to remove that tree as it could be a liability for the members to try and remove it because of its location. Dave was hiring Erin, a dependable person, to do the replacement trees. Cactus' have been trimmed on Billings Street. Citrus trees have been trimmed. A 5 year Rotation Plan is being implemented to trim trees. Once all the replacement trees have been planted, more gravel will be spread in those areas. Two orange bells are planned for an area where trees were removed.

Safety and Access Committee:

Ron Blaufuss, chairperson. It was brought to the attention of the committee that at a previous meeting, the gate and entrance Signs were going to be reassessed, and with the new buildings going up beside our complex, it would be a good idea to address this now, before we start getting more walk through traffic.

Signs are going to be reevaluated.

Resident Outreach Committee:

Jim Richardson, chairperson, addressed the bike racks issue. He advised that we already have a Policy in place, and after much discussion and consideration, we will leave the bike issue as set out in our "Rules Guidelines Policies" (revised 01/27/2018).

Jim Richardson requested owners, as a common courtesy, to try and park between the lines in your allotted parking space, or if in a visitor parking space. Laurie Hazen brought to the attention of the HOA that some parking spaces are larger than others and that their space is very tight.

Further Business to Meeting:

1. Joe Juszak brought up the issue of the legal costs that have been spent in connection with the proposed development of Lot 14. At this point President, Ron Blaufuss, enlightened everyone on the Lot 14 issue, and that the developer has now decided against building on that Lot. Diane Krause expressed how close we were to having a signed Contract, however the lawyer for the developer inserted clauses into the agreement at the end, that our lawyer did not recommend we accept. A lot of time and effort was spent by the HOA over the summer months to try and get a contract signed. We have obtained from these efforts, knowledge that we didn't have before, and which should help in possibly moving this matter along.
2. Clive Keeler thought the wheel chair ramps need to be addressed.
3. Jeff Twito addressed the issue regarding the Air B&B Unit which is renting units against our Bylaws. The owner is being fined for each complaint received from HOA members, and the penalty is increased each time.
4. **Motion:** by Wayne Woods, nominating Sharon Keeler to take on Secretarial position for the HOA. **Seconded** by Diane Krause **Passed**
5. Jim Richardson, as the outreach chairperson, has further suggestions:
 - we also develop a list of contractors (ie. plumbers, ac, heating, masonry, etc) that owners have used and recommend.
 - we set up a health information day or night for members. Laurie Hazen also suggested a First-Aid course would also be useful.
6. Laurie Hazen requested an email be sent to all owners of any scheduled meetings. This was rejected by the Secretary, as we do not have access to everyone's email, and emails change constantly. This would be an impossible feat. All meetings are posted on the website which is very easy for everyone to access.
7. Beryl Smith addressed the issue of placing carpet over the tile in the clubhouse to cut down on the noise issue, which is bothersome for many people who like to attend gatherings but find the noise a huge issue. President, Ron Blaufuss passed this on to the Clubhouse Committee to consider.

8. Tom Askew suggested that RC's golf cart be maintained regularly. It was also noted that the front tires on the cart need to be replaced. The "map sign" of our complex at the entrance, also needs to be replaced.
9. President scheduled:
 - Next monthly Meeting: **Monday, February 17/20 at 7:00pm**
 - Annual Meeting: **Saturday, February 22/20 at 10:00am**

Motion: Meeting adjourned 8:50pm by President, Ron Blaufuss, **Seconded** by Diane Krause **Passed**

Respectfully submitted,
Sharon Keeler, secretary