

Minutes of Sun Valley Villas HOA meeting  
Meeting Minutes  
Monday, January 21, 2019  
7:00 P.M.. At the clubhouse

Board members Present: Ron Blaufuss, Don Dornburg, Dave Irvine, Wayne Woods, Diane Krause and Eric Franssen

Absent Board Member: Orrine Parks

Manager Present: Jeff Twito

Roll Call: 21 members were represented

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

**Meeting Minutes:**

A Motion to accept the November 12, 2018 meeting minutes, as were posted on the bulletin board. Motion was seconded and passed unanimously.

Jeff Twito, Manager, gave the Manager's report, there was no additional items mentioned. In November the 2019 assessments letters were mailed out to all homeowners. We have received 3 bio's submitted for the elections in February. They are from Ron Blaufuss, Tish Bowling and Patti Burger. The notice of the meeting along with the ballots will go out this week.

The Financials thru December 31, 2018, Thru the end of the year we have collected \$405,754.77 vs. the budget of \$400,752. The additional over budget was \$5002.77. We had some attorney's fees reimbursed and the club house was rented one time. We had some insurance claims reimbursed, and the rental plus the attorney's fees amounted to \$1945.74. We earned \$5.24 in interest. In addition we collected \$1505 in transfer fees for condo sales.

Expenses: 82% of the categories were at or below budget, with 18% over budget, with most of that from attorney's fees and utilities. Our expense budget was \$308,554.78 and we spent \$287,489.63. Expenses were \$21,000 under budget. Our budget for transfer to the reserve account was \$87,000 but we actually transferred \$113,890 to the reserve account. Jeff recommends to the board that we transfer an additional \$20,000 to the reserve account. We will be looking to put some of the reserve account into money markets in 2019. Additionally Jeff gave the board a report on the Reserve-Capital improvement fund thru December 31, 2018. We started the year with \$200,948.56 with interest and the additional \$113,890.20 transferred into the reserve account, our new balance in the reserve account is now \$314,910.56. With the expenses paid out for new lounges, painting of the buildings and seal coating of 1/3 of the parking lot all amounting to \$35,948.65, leaves us with a balance of \$278,961.91 in the reserve account. Of this amount we transferred in January We opened up 3 certificates of deposit, totaling \$120,000. This will be reflected in the January financial report.

The HOA checking account has a balance of \$52,548.68. The starting balance was \$45,361.29, deposits were 41,611.21 and expenses were \$26,423.82 and we transferred \$8000.00 to the reserve account.

The Financial report was approved by the HOA board.

The board also approved having an additional \$20,000.00 from the general account transferred to the reserve account.

The Financial committee had a budget meeting in November, this budget was approved and sent to the owners in January. The budget committee will hold an audit on February 25<sup>th</sup>, 2019.

**Landscaping Committee: Dave Krause, chairman:** Dave submitted a report to the board recapping the tree care, tree removal and general landscaping work done around the complex this last year, which included the trimming, replacing of bushes, etc and purchase and spreading of 15 tons of granite throughout the complex. Report is available on the website.

**Pool Committee: Dave Irvine, chairman.**

New keys have been made and if you need one, please see Arzee. There is a leak at pool # 1 and the pool committee is in the process of getting that repaired.

There has been a request for pool heaters for the pool #1. The HOA is looking into this, as an aside, the homeowners have collected money and would like to donate the money toward the heaters if they are allowed.

There is a request from the Pool committee to remind owners to please do not go in the pools or hot tubs when you have a lot of oils, lotions on because this make keeping the pools, spa much harder to keep clean.

**Architectural Committee – Ron Blaufuss, Chairman:** Reminded Homeowners that the form is in the club house or on the website for requests for any architectural changes around your condo.

A reminder to homeowners to make sure your car is locked to deter any robberies

**Beautification Committee: Bev Preston, Chairperson:** A walk around was made in January, 2019 and there were a few weed problems and the owners were notified of the problem, but basically the complex is in good shape with no garbage or dog waste lying around.

**Club House Committee – Jeryl Smith, Chairman:** Jeryl reminded homeowners of the ongoing and up coming community activities. Also informed the board of the purchase of a new refrigerator, and the installation of the donated microwave.

New Business:

Jeff Twito informed the board of the process of getting bids for the removal of the satellite dishes and wiring and repair of any damage on the roofs.

A motion was made and approved to continue the process of getting bids for the removal of the satellite dishes and wiring.

There was also a discussion of a need for a reserve study with a discussion, Diane Krause made a motion to have a reserve study and after a discussion on this matter, she withdrew the motion and this study will be tabled at the present time.

Comments from the Homeowners:

A homeowner asked about the re-coating of the foam on the roofs. Jeff stated that is due in 5 years.

There was also a question concerning the cost of renting the club house.

Plat 14: There was a question concerning the ballots sent out concerning this plat. There were 91 ballots sent out with not even a 100% return on the ballots, which is what is needed to change the size of the building allowed on that plat. This situation is ongoing with the board

A question of how much is in arrears on HOA dues, Jeff stated that there is a couple of thousand dollars due with most of it from one homeowner and we have some other issues also dealing with the same homeowner.

A homeowner wanted to make the board aware of a broken lamp by one of the buildings.

Several homeowners mentioned some problems with rusted railings and sagging decks, and naming the streets so that it would be easier for visitors to find specific units.

Also a question concerning the condition of the mailboxes, Wayne Woods, said he is looking into this problem

The president of the Association announced the annual meeting, which will be on February 16, 2019 with register at 10:30 and the meeting to commence at 11:00 A.M.

Meeting adjourned at 8:20 P.M.

Respectfully submitted: Judy Juszak, Secretary