

Minutes of Sunvalley Villas HOA Board Meeting
Thursday, January 23, 2014 / 6:00 P.M. at Clubhouse

Meeting was called to order at 6:00 P.M. by Gloria Heames/President

Board Members Present: Gloria Heames, Joe Juszak, Lynn Johnson, Nick Pashulka, Patty Burger, Mick Durick and Dave Irvine

Board Members Absent: None

Manager Present: Jeff Twito

Homeowners Present: twenty-eight (Sign in sheet filed in Secretary book)

Minutes from Previous Meeting: Joe Juszak motioned and it was seconded to accept the minutes from the previous meeting on November 26, 2013 as posted on the bulletin board. Gloria asked if there were any additions or corrections. Minutes were accepted by the board as posted.

All members of the board introduced themselves to the all attendees.

Jeff Twito recapped the four (4) landscaping bids that he has received. Patty Burger suggested that we accept the bid from AAR Landscaping as it listed clearly what they would do. Patty Burger motioned to accept this bid and it was seconded by Dave Irvine. Joe Juszak amended the motion to see if we could lower the bid to \$1800 per month, but not over \$1880. The motion was seconded by Lynn Johnson. The motion was accepted by the board as amended.

Phase I pool chair and lounges. Jeff Twito is having a difficult time finding replacement caps for the chairs. Caps have been found for the lounges. Dave Irvine has found some liquid plastic and will see if will work on the chairs and if it does he will go ahead and fix the chairs with the liquid plastic.

The restrapping material for the lounges and chairs has been found and ordered and these will be taken in to be redone as needed.

A bid from the company that did the resurfacing of the pools, has been received for \$1600 to resurface under the covered area. After some discussion it has been decided to table this for now as there are more important things to be accomplished.

Jeff Twito will work with maintenance to do the painting of the shelter at Phase I pool.

Patty Burger suggesting looking at the corrugated cover at the picnic area to see if that is in need of replacement or work, the pool committee will look into that and report back to the board at the March meeting.

It was suggested that some signs go up at Phase I to suggest hanging towels up instead of laying them all over the picnic tables.

Bid was introduced to repair the brick wall that was torn apart when the sewer piping was repaired. Lynn Johnson motioned to accept bid, seconded and approved by board after some discussion from floor (suggested not to fix it, but it was decided that it needed to be redone for looks and to keep pedestrians out.)

Financial Report – Jeff Twito

- Jeff Twito went over Sunvalley Villas HOA Operating Account Year-To-Date thru 12/31/13, Actual vs. Budgeted Income/Expense. (Financial Report filed in Secretary Book)

Committee Report:

- **Landscaping:** Patty Burger, chairman, had nothing to report
- **Patio/Front Entry Decorations Committee:** Bev Ferguson/Chairman was not in attendance so Patty Burger presented the recommendation from the committee. These recommendation will be taken up at the March 2014 board meeting and will be listed on the web site and posted at the club house for owners to review before the March meeting.
- **Dish VS Cox – Presentation by Cox to explain the package/contract.** After the presentation it was suggested that the representative present a written proposal with everything that is included in the package and the pricing, etc of all the different programming and cost of all additional items. The board will then have a special meeting to go over the packages of each cable contract within the next 30 days.
- **Club House Committee:** Gloria Heames, Chairman recapped the activities that are scheduled at that clubhouse. A January trip to Waldo's either for lunch or dinner. A February 14 Valentine's dinner, a St. Patrick's dinner in March, April is an Easter dinner.
A written quote was presented for the repair/replacement of the front door From Scottsdale Custom (?) for \$1500. Patty Burger motioned to accept bid and seconded and approved by board.
Gloria Heames presented a cost of \$400 to clean the floor in the clubhouse; Jeff Twito is going to look into getting another price for this job.

Pool Committee: Dave Irvine, Chairman

The Pool light at the clubhouse pool has rusted out and fallen and broken the light. It is felt that the light is needed for security purposes and Dave motioned to have the light repaired for a cost not to exceed \$500, Seconded by Mick Durick and voted to approve by a majority of the board (6 ayes, 1 nay).

The lounge chairs for the Clubhouse pool. It was suggested by Patty Burger to get a quote on new lounges and chairs for the clubhouse pool before we purchase new ones.

Architectural Committee: Lynn Johnson, chairman presented some exterior request from home owners. These are placed in the secretary's book.

New Business:

A request to use the empty lot by the residents for a game area. Jeff Twito will check on any issues to using the lot but it is generally felt that we can use it.

A request by some residents to putting a bench by the mailboxes. This will be looked into with possibility of using one of the concrete benches that are presently at the clubhouse pool.

A presentation by Mick Durick into putting a powered exit-only gate at the 74th street entrance at a cost of approximately \$17,000, including the upgrading of the electrical for the gate. Questions and concerns were taken from the attendees including a letter from Wayne Woods (Unit # 127). Joe Juszak suggested tabling this idea for now and getting input from all residents.

It was announced that the annual meeting would be held on Sat. February 15th, 2014, at 10:00 A.M. Sign in will start at 9:30 A.M. for voting on new board members.

Meeting was motioned by Mick Durick and seconded by Joe Juszak to be adjourned

Submitted by Secretary: Judy Juszak