

SUN VALLEY HOA BOARD MEETING  
SATURDAY, JANUARY 23, 2016  
10:00 A.M. at the clubhouse

Call Meeting to Order

Board Members Present: Mick Durick, Dave Irvine, Dalton Larson, Ron Blaufuss, Don Dornburg, Jeryl Smith and Judy Juszak

All board members were present and 27 homeowners present.

Approval of Minutes from November 14, 2015 by board members.

Manager's Report – Jeff Twito

Jeff Twito reported that we have had some vandalism of the globe lights, these have been repaired and we have on hand additional globes and fixtures for any future needs. He also stated that police reports were made on the vandalism.

There were also some leaks reported due to the recent rains and these have been repaired.

The termite contract has been renewed.

There was a problem with the heat exchange at pool # 1 and this has also been repaired.

Financial Report – Jeff Twito

Jeff went over the financials thru the year ending December 31, 2015. Our expenses were under budget by \$600, our revenue was under budget by \$192.00 and we transferred \$81,252.37 to the reserve account. We collected \$1450 in fines. Thru the end of the year we were reimbursed \$53,000 in insurance claims. Our ending balance is \$131,354.23.

We purchased some new rail socks and had the vacant lot cleaned up. The parking lots were recoated.

The billing cycle for the water bills has been changed and this is reflected in the total costs for the year. Our gas bill was over budget due to the weather this last year.

Committee Reports

Dalton Larson reported on the revision of the CC & R's for the responsibilities of the owners on handling the shut off's and maintaining sufficient inspections of any vacant units. All letters concerning the policy changes have been mailed out and Jeff will be addressing any that we have not received back.

The board would like to thank Diane Krause for all the work that she put into this project.

The board is looking into the total revision of the CC & R's and having the attorney's go over the CC & R's to suggest revisions before we make changes to it

A motion was made by the board and approved to go to the lawyer's and have them review the CC & R's before we make any changes.

- Landscaping Committee – Don Dornburg  
Dalton and Sally Larson (Unit # 137) has asked for permission to remove a tree by their entrance and replace it with a plant that is more suitable to the area (the cost to be covered by the Larson's). This was approved by the board.  
Don mentioned that Landscaping will be taking a look at the fruit trees and doing some trimming on them.

Also the committee is looking at trimming the bushes by the fence at Pool # 2 because of the overgrowth blocking the walking path. A discussion followed on whether to trim or just remove the bushes. Dalton made a motion to remove the bushes; this was seconded and approved by the board.

Joe Juszak then thanked Don Dornburg for all his landscaping work he has done for the Villas.

Judy Juszak then made a report for Bev Preston on the Beautification Committee. There was a walk thru a few weeks ago; any violations were issued to the Condo owners. Bev is also asking for volunteers from Full time condo residents.

- Pool committee – Dave Irvine
  1. Dave talked about converting the pools to Salt water – We are still getting cost estimates (residential versus Commercial costs). Diane Krause (Unit # 233) asked that the board review the reasons for changing to the salt water pool. Wayne Woods then reviewed the added benefit behind changing the pools to Salt water ( the cost savings which maybe negligible – fewer rashes or incidences of rashes and skin irritation to users )
  2. Pool Fences are being sanded and repainted due to rusting.
  3. Chairs around Pool # 1 are being repaired and redone and then Pool # 2 will be tackled.
  4. A New Grill is going to be purchased for Pool # 2. Pool # 1's Grill is still ok.
  5. The water in the spas has been changed and this will be done more frequently.
- Clubhouse Committee – Jeryl Smith
  1. Jeryl recapped the December pot luck and reminded HOA that all activities are open to all residents of Sun Valley Villas
  2. Jeryl brought up maybe purchasing and installing ceiling panels to cut down on the noise level in the clubhouse these items could be purchased with the extra funds available in the clubhouse account.
  3. Noted that the cost of renting the clubhouse has been raised to \$50.00 per use with an additional \$100 check for cleaning which will be returned to the renter if the clubhouse is left in good condition.

4. Joe Juszak asked about the decision to clean the floor. This was brought up but never approved by the board. Mick made a motion to take the funds out the common area repairs budget and do the floor cleaning one time to see if this improved the condition of the floors. This motion was seconded and approved by the board. Jeff will contact the company to have this done.

- Architectural Committee – Ron Blaufuss

1. Minor repairs on a couple of patios – replacing carpeting and one to rearranging bricks.

Mick Durick then addressed the issue of the bees on Unit # 247. Jeff stated that they have been alleviated and he is addressing the area where they enter which needs to be repaired.

### New Business

1. Gate at the 74<sup>th</sup> Street entrance – Mick presented the idea of adding the exit only gate and stated that the cost estimate would be \$12,000 with a 5 year warranty, and adding a walk thru gate accessible with the pool key. The quote we received on the gate at the 74<sup>th</sup> street entrance included additional costs of around \$300 to repair some fencing and adding some fencing at the S/E corner of our lot to discourage jumping. This is being suggested to decrease the vandalism rate in our complex. Mick Durick entered a motion to accept the addition of the gate, seconded by Dave Irvine. A discussion followed by the residents on the issue. Diane Krause (Unit # 233) stated that it was in the minutes from the January, 2014, meeting to table this discussion until we got input from all the residents. Diane Krause put before the board a request to survey the residents to find out all their recommendations. Dave Krause (Unit # 233) questioned that this cost was added to the budget when the budget committee did not even meet. (Jeff stated that the cost was added to the budget per a request by the president of the HOA). Diane Krause asked that we get a committee together to study the gate issue.

A motion was made by Mick and seconded to table the fence until a committee surveys the population of the villas. This was approved by the board. Mick then asked for volunteers to help with the survey. Ron Blaufuss, (chairman) Diane Krause, Wayne Woods, Tom Askew and Ron Umsted will all be on the committee.

2. A motion made by Mick Durick to go ahead and fix the two items of repair work on the fences by the walk on Billings and the fences on the S/E corner by the Casitas. This was approved by the board.

3. Dish Contract – another year to go on the contract. Don suggested getting 3 estimates from different TV services. We have a 90 day requirement if we want to cancel the current contract. (Must give notice by May if we want to cancel).

The next board meeting will be March 12, 2016. With the annual meeting on February 20, 2016 at 10:00 A.M. (There are 3 board positions open for election).

Dalton Larson presented a motion to the board to allow the president to review with the manager all Sunvalley business on a monthly basis. This motion was seconded and passed by the board

Homeowner brought up the Dish contract – contract does not come till May 2016, so if there are any problems/concerns, the board should be contacted so that any concerns can be addressed before the 90 day notice becomes due.

- February 20, 2016 annual Board meeting and election of officers @ 10:00 A.M.
- March 12, 2016 HOA board meeting @ 10:00 A.M.

Meeting adjourned at 11:30 A.M. / Respectfully submitted: Judy Juszak, Secretary