

Minutes of Sun Valley Villas HOA budget meeting
Friday, January 27, 2017
7:00 P.M. At the clubhouse

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

Manager Present: Jeff Twito

Homeowners Present: 23

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

Approval of minutes from November, 21, 2016

Jeff Twito presented the Financial report thru December, 2016. We were over budget by \$6,500 (part of this was because we had additional costs for an outside source doing some of the maintenance work while Arzie was out on medical leave) and additional costs for some sprinkler work on the water feature due to some leaks.) \$96,000 was transferred to the reserving fund giving us a balance of \$227,000.

3 Accounts that are in arrears are going to the attorney for collection, one of these accounts involve a condo that is in foreclosure, and one unit is in probate.

The leak under the slab at Unit #163 was covered by a \$5000 payment to the homeowner rather than going thru our insurance.

Diane Krause from Unit 233 had a question about the reserve fund and Wayne Woods, unit # 127 had a question concerning the delinquent homeowners.

Bill Lamb Unit 135 had a question about going for a personal judgment on the delinquent homeowners.

Architectural Committee – Ron Balufuss

Ron stated that the light pole at building # 12 needs fixing and the mail boxes need the unit #'s added on many of the boxes or painted because they are unreadable. Don Dornburg went to the post office to get a work order for the work needed to be done.

3 requests for work on units units were submitted and approved.

There was a question from a condo owner concerning painting the the doors and the owner of one of the condos who installed a doggy door without permission.

Beautification Committee – Bev Preston (Ferguson) stated we have had 3 walk arounds and although there weren't many problems the few that were seen have been issued notices to correct. Most of the problems were with dog waste and the committee would appreciate any residents that see that dog waste is not picked up to address the situation, if it is noticed, by notifying the dog owner of the error of their ways and/or notifying Jeff Twito with with a written form letter (these forms are in the clubhouse) from there these complaints will be forwarded to the homeowner/renter of the unit. This also includes complaints for the number of pets allowed per unit.

Jim Boss from unit # 239 had a question concerning the approval of the rentals of condos.

Landscaping committee – Don Dornburg

Don reviewed the landscaping work that has been done in the complex this winter and put in a request for purchasing 4 trees (a lime tree, an orange tree and 2 evergreen trees) two trees by unit # 135 after taking out the current olive tree, and two evergreen trees to be planted near units # 160 and #161. This is for a total cost of \$1,310.00. There is one more olive tree by unit #142 to be taken down. This motion was approved by the board..

Clubhouse Committee – Jeryl Smith

Jeryl recapped the activities at the clubhouse which include a monthly pot luck dinner, a breakfast buffet once a month on a Saturday and our Wednesday cocktail hours at the clubhouse and our Saturday morning coffee and rolls at the clubhouse – ***all residents are encouraged to join in the activities.***

Jeryl put in a request to purchase a heavy duty vacuum and wet cleaner – this is tabled until she investigates the cost of a unit. She also put in a request for additional ceiling panels to cut down on the noise level in the clubhouse.

Pool Committee – Dave Irvine

Dave stated that the committee has been studying the idea of converting the pools to salt water. This has been put on hold while the committee studies any additional fixes and prices.

The crack at pool #1 has been fixed and there are 2 more cracks that will be fixed this winter. There is some welding to be done on the fencing by pool # 1 and the outer fencing and then painting to be done this year. The committee will also be fixing some more of the furniture by the pools (this will be done in-house)

One of the residents mentioned the fact that there are a lot of ants present at the pools. This resident also asked about heating the both pools earlier in the year.

Unfinished Business:

Parking of cars at units – all cars should be pulled in frontwards – not backed in – and all not following rules should be notified. One resident asked about the stop sign at entrance (this has been replaced)

Also on order our new signs for the walk ways stated that this is private property, these will be installed when received.

A homeowner asked if it is possible to get a additional garbage bins for use during the winter to accommodate the increase in occupancy during the winter.

There was a question concerning service dogs.

The annual meeting will be on Saturday, February 25, 2017 at 10 A.M. At the clubhouse. We have 3 openings for the board. Ballots will be sent out shortly.

Ron Blaufuss volunteered to chairman safety committee, we will have a sign up sheet available down by the mailboxes for any volunteers.

Clive Keller presented an idea of buying a storage shed for additional storage, he stated that one could be bought for \$4,500.

There will be an audit done. Jeff Twito will schedule this

Motion to adjourn made by Dalton Larson. Meeting adjourned at 8:15 P.M.

Respectfully submitted

Judy Juszak, Secretary