

SUN VALLEY VILLAS  
HOA BOARD MEETING  
Monday, November 12, 2018  
7 P.M. At the Clubhouse

Board Members present: Don Dornburg, Ron Blaufuss, Dave Irvine, Diane Krause, and Wayne Woods

Absent Members: Eric Franssen and Orrine Parks

20 Homeowners present

Meeting was called to order by president Don Dornburg at 7:00 P.M.

Don asked for approval of minutes from April 3, 2018, meeting. Motion was made and seconded. Minutes were accepted.

Manager's Report – Jeff Twito

March: 6 lounge chairs were ordered for the pool.

May and June: Buildings 4, 5 and 6 were painted. East 1/3 of street surface was repaired and sealed.

June: Sealed parking lot.

Summer: One water leak at Building 1. Section of sidewalk was removed. No inside damage was incurred.

June: Trimmed all palm trees. Drained water feature. Drained pool into water feature and then refilled pool.

July: Monsoons damaged two palo verde trees by Buildings 12 and 13 which were removed. One lemon tree adjacent to Unit 142 was damaged and removed. Two large trees by the mailboxes were trimmed.

August 1<sup>st</sup> – Switched from Dish TV to Cox TV. If you have any installation or billings problems, contact me, Jeff Twito.

Graffiti was painted on the shed and various utility boxes throughout the complex. Police were notified. The graffiti was removed or covered.

October – A window in the Clubhouse door was broken by a rock or brick and was replaced.

Financial Report: Jeff Twito

Jeff reviewed the following YTD reports as of 10-31-2018:  
Operating Account, Year to Date Actuals vs. Budgeted  
Income/Expense;  
Operating Account Cash Disbursement;  
Reserve-Capital Improvement Fund Income/Expense;  
and the Operating Account Balance

(See attached Financial Reports)

Diane Krause asked if there would be yearly audits. Jeff stated we will be doing them annually.

Motion was made and seconded to accept the financial reports. Reports were accepted.

Finance Committee Report: Diane Krause

Diane reported on the November 5, 2018, Budget Committee meeting. Diane reviewed the following reports:  
Budget Committee Meeting Report;  
Annual Expenditure Detail;  
Fiscal Year 2019 Proposed Budget;  
and 15-Year Reserve Fund Account Projection – with fees constant at \$242 per month.

The Committee recommended a 0% increase in 2019 HOA dues.

Don asked for a motion to accept the 0% dues increase and the proposed budget for 2019.

Motion was made and seconded to accept.

Jeff Twito stated the budget will be mailed out by December 1, 2018.

Landscape Committee Report: Dave Krause

Dave presented the results of a walk-around and survey of the complex, which included removing olive trees and determining the cost and timeline for replacing them, getting quotes for trimming palo verde trees which can't be done in-house, continuing to trim fruit trees in-house.

Dave recommended removing the grass areas by the east Billings Street entrance (Units 116 and 117) and replacing it with granite. The cost for 15 tons of pink pearl granite is about \$350-\$400.

Motion was made and seconded to accept removing the grass and purchasing gravel to replace it. Motion passed.

Dave recommended purchasing a 4-head trimmer used to trim the fruit trees for approximately \$490.00 wholesale, or \$95 more retail. The cost of renting the trimmer was \$47.00 for 4 hours.

Motion was made and seconded to purchase a 4-head trimmer. Motion passed.

Architectural Committee Report: Ron Blaufuss

Ron stated nothing occurred during the summer months. Before summer, one homeowner requested permission to revise his patio wall to make patio bigger. That was pretty much finalized.

Safety and Security Committee: Ron Blaufuss

Various areas in the complex were tagged with spray paint, as previously mentioned by Jeff in the Manager's Report.

Pool Committee: Dave Irvine

Pool #1, purchased 6 new cots. We are in upkeep mode. Pool deck will be repaired after getting quotes. Purchased 7 new chairs which are more comfortable and require less maintenance. Dave commented on annual pool necessities. New barbecues were put in. Discussed what to do about locks. Some keys don't work.

Discussion followed about possible solutions for locks and keys.

Diane Krause expressed concern about the expense of heating both pools at this time of year. The second pool isn't usually heated until late December. She suggested we don't want to set a precedent.

Dave Irvine stated there were more people here in November than usual who wanted to use the pool.

Beautification Committee: Bev Preston

Bev stated that most of the committee are here and will conduct a walk-around on Wednesday, November 14<sup>th</sup>.

Clubhouse Committee: Bev Preston

Don commented on the need for a new refrigerator for the clubhouse. Discussion followed concerning the purchase and the cost. Diane Krause suggested using Clubhouse funds for half the cost with the other half coming from the HOA general fund, up to \$300.00.

Motion was made and seconded to use HOA funds for half the cost of the refrigerator, up to \$300.00.

Motion passed.

New Business:

Paulette Krenn, Unit 130, asked a question about whether homeowners have to rent the clubhouse for various uses instead of using it without paying. She asked if the rental fee was \$50.00 or \$100.

After some discussion, Don suggested Paulette get in touch with Bev or Jeryl and discuss it with them.

Paula Flood asked if wheelchair access ramps in front of Units 116 and 117 could be yellow striped so vehicles would not park in those areas.

The Architectural Committee will investigate and report back.

Clive Keeler stated there is still a lot of kid traffic from other complexes. He suggested more signs be installed.

It was decided Ron Blaufuss would do a walk-around and assess the situation.

Janet Lamb stated she and Sharon Keeler will be organizing the Thanksgiving dinner at the clubhouse.

Jeff Twito stated the Dish equipment will be picked up on Thursday, November 15<sup>th</sup>.

Don asked for a motion to adjourn. Motion was made and seconded.

Meeting was adjourned at 8:12 P.M.

