

SUN VALLEY HOA BOARD MEETING
SATURDAY, NOVEMBER 14, 2015
1:00 P.M. at the clubhouse

Call Meeting to Order

All board members were present and 27 homeowners present.

Fill Board member vacancy – nomination from D. Larson of Ron Blaufuss to fill the vacancy created when Bill Dufner moved. Nomination approved by the board. Vice President position was filled by Dalton Larson, who will also be the treasurer. Ron Blaufuss will fill the architectural chairmanship.

Approval of Minutes from March 26, 2015 by Jeryl Smith and seconded by Dalton Larson.

Manager's Report – Jeff Twito

Jeff Twito explained the situation with Arzie and his absence this summer (Aug thru Oct.) due to an accident while working on the S. V. grounds. This was all covered thru Workmen's compensation. We hired a temp thru the landscaping company for 7-8 hours a week to fill in and cover some of the work that Arzie would normally do, this included some pool work. The cost was paid directly to the landscaping company

We also used a pool service company to come in to maintain the pools, the cost for this was around \$700 a month for the duration of Arzee's absence.

- Both pools were drained this summer due to a water hardness problem.
- Hot tubs were both drained and refilled twice.
- The leaks on pool # 1 spa was found and fixed. Cost for this was \$2800.
- Palm trees were trimmed in June
- Water feature was drained repaired and refilled from the pool (as that was being drained and refilled)
- Olive tree was removed at the corner of Building # 8 and a couple of trees by the mail boxes were also trimmed.
- Winter lawn seed was applied in October
- Replace globe and light fixture at Building # 1 (cost of \$350.)

Jeff recapped some of the information and insurance on the water damage that had occurred this last year. The damage to the first building was reimbursed by our insurance company; we received \$34,000 of the \$39,000).

We'll be receiving around \$53,000 from the insurance on the second unit that had water damage from a leak in Building # 4

Financial Report – Jeff Twito

Jeff went over the financials thru October 31, 2015.

E. Piotrowski (Unit # 116) asked Jeff about the dues that are in arrears and Jeff feels that we should be able to collect by the end of the year.

Dave Krause (unit # 233) asked about the response Jeff has gotten from the water/leak resolutions going to the homeowners. Jeff stated that he needs to connect with those that have not responded and signed the resolutions.

Jeryl Smith (unit # 129) asked about the water feature and it's cost and whether it is worth the expense to keep it. Response from the owner's that it is worth it.

Question from Wayne Woods (Unit #127) on reducing the cost of maintenance of water feature. Stated not much could be done to reduce cost.

Committee Reports

- Landscaping Committee – Don Dornburg
 1. trimming of bushes by the fences around pool # 2.
 2. Some minor trimming of trees around the complex
 3. Trimming of the bushes by the fence line at the property line with the next complex
 4. Trimming of fruit tree by Building # 3 and unit # 113. This should be done after the fruit is finished (which should be about now)

- Pool Committee – Dave Irvine
 1. Review of work done to the Spa at Pool # 1. All work finished
 2. New furniture for pool # 2 has been delivered and put out by the pool (2 lounges and 3 chairs)
 3. Pool fences need to be repainted
 4. Benches by the fences had to be removed and placed so that they can not be used as a foothold to enter the pool area unauthorized. They may need to be entirely moved or sold.
 5. Wayne Woods presented a proposal to convert the pools to salt water. Wayne recommended that we convert the pools. There are several benefits from the conversion. The cost would be \$7300 for both pools and spas and \$3600 for just the pools. This also cuts back on the use of chlorine. Comments from several homeowners on the benefits of the salt water pools.

- Clubhouse Committee – Jeryl Smith
 1. Meeting held Sat. morning to set up chairpersons for the potlucks (first one will be for Thanksgiving on Nov 26, 2015. Sign up sheet in the clubhouse – cost is \$1.00 and a dish to pass.
 2. Christmas potluck on December 23, 2015
 3. all activities are open to all residences and visitors of Sun Valley Condos
 4. \$25 fee to rent the clubhouse for private parties is too low and suggested that we raise the cost to \$50 with maintaining the \$100 deposit as is. A notice will be put up that all residences are encouraged to attend the activities and that all SV.V. sponsored activities take priority over private parties. Vote taken to increase the cost to \$50, passed by the board. Jeff Twito will redo the contract

for the rentals. Also any rentals will be on the basis of using the clubhouse as is with out taking down anything that is in the clubhouse.

- Architectural Committee – Dalton Larson
 1. Sidewalks that were to be ground down and repaired did not get done this summer but it will be done soon (1-2 weeks)
 2. One request to have patio enclosed, which was granted but the owner has since decided not to do it
- Beautification Committee – Bev Preston

No new information – work will continue shortly

Question from one of the homeowners as to what the fines were for. And everything but one has been corrected.

Seal Coating of the West parking lot will be occurring shortly, date to be determined. Question of why this was not accomplished this summer.

The By Laws should be brought up to date. Attorney needs to be involved. Current documents are 30+ years old. Several questions brought up about the CC and R's.

Questions from homeowner's

1. John Ferguson (Unit # 247) brought up the problem with the bees by unit # 246 that still needs to be dealt with.
2. Question from Unit # 121 concerning the unit # 222 that seems to have 3 dogs and that they don't pick up after the animals. Complaint has just been filled out and signed by the complaintents and sent to Jeff. Jeff stated that if they are renters he will have to go to the owners of the unit with the complaint.

Budget Committee – proposed budget presented – Motion to amend budget to include the cost of converting pools to salt water (addition of \$3600.00) motion seconded, questions were asked about converting both pools and spas and Dave Irvine then amended his motion to include the cost of both the pools and spas (addition of \$7000) to budget. Motion seconded and approved. Budget was approved with the addition, to amend the dues to \$232.00 a month for 2016; this is an increase of 3%.

Letters concerning increase will go out to homeowners by the end of the month.

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.

- January 16, 2016 will be the next board meeting.

Meeting adjourned at 2:30 P.M./ Respectfully submitted: Judy Juszak, Secretary

