

Minutes of Sun Valley Villas HOA meeting
Monday , November 21. 2019
7:00 P.M. At the clubhouse

Board members Present: Ron Blaufuss, Eric Franseen and Orrine Parks, and Wayne Woods
Two members. Diane Krause and Sharon Keeler, participated over the phone
Manager Present: Jeff Twito
Absent board member: Jim Richardson
The meeting was called to order by the president, Ron Blaufuss at 7:00P.M.

The first order of business was to to introduce the board members present at the meeting.

Ron Blaufuss made a motion to approve the minutes of the last meeting, this was seconded and approved by the board.

Manager's Report – Jeff Twito.

Jeff stated that that there were 2 buildings, Units 10 and 11 were painted this year. And 93 palm trees were trimmed. Also the water feature at pool #1 was drained and repaired and then refilled from the main pool, which was completely drained and refilled. Pool # 2 was also drained, cleaned and refilled. There were a couple of pin hole leaks fixed in buildings.

Jeff also reported on the truck that got stuck under one of the carports and did \$2500 worth of damage. The owner of the unit that was involved will be covering the repairs on that car port.

The City of Mesa has changed the recycling policy and a notice should be going out announcing what will be allowed to be recycled. There are only a few items that will be accepted now and everything else should go in the garbage bins.

All water meters in the complex will be exchanged within the next couple of weeks and hopefully this should be all done in one day, so at the time residents water will be shut off for a bit.

Financial Report – Jeff Twito

Jeff went over the financials thru October, 2019.

The HOA collected \$5,348 over budget and the expenses were just about on budget and \$20,000 was transferred to the Reserve. The water bill for Sun Valley villas was somewhat high this summer due to the lack of rain. A total of \$89,000 has been transferred so far in 2019 to the reserve fund.

Capital improvement Funds: Funds were used to buy some patio lounges and painting of buildings. There is \$121,979 in three certificates of deposit, bringing the total capital funds up to \$387,000, with \$43,000 in the operating funds. Diane Krause announced that we had made \$1900 on certificates of deposit this year.

There was a CC & R judgment against a resident which went to court trial, and the association won, this judgment has not yet been paid.

Wayne Woods, Architectural Chairman: Wayne reported that we have had several requests from owners for improvements on units, these included Enclosing a bedroom patio on unit # 117, replacing windows

with thuro pane on unit # 131, patio lights and a plug on patio at unit # 161, they also requested a camera, which was denied. Also, Unit # 155 requested a patio entrance gate for a dog, which was also approved.

Diane Krause Chairman, Budget Committee: announced that their was a budget meeting in October and the committee suggested and 4.7% increase in expenditures with landscaping fees probably going up with taking bids for a new landscaper. Although legal expenses were high this year, the committee feels that that category should decrease in 2020.

The committee suggested a \$5.00 increase in HOA fees, from \$242 to \$247.

Bids will be going out for a new landscaping company.

The capital expenditures proposed for 2020 will include under layment on the roof tiling and the painting of buildings 7,8 and 9.

Ed Petrowski asked how much was budgeted for the reserves for 2020, and Diane said they hope to have \$78,550. A question from resident on how you guarantee collection of the HOA fees. Jeff explained how it is done.

Diane Krause would like to have the committee compare our HOA dues to others in the area, for the budget process, in the fall of 2020.

A motion was made to accept the budget for the new year with the increase from \$242 to \$247 for the 2020 year. This was approved by the board.

Beautification Committee: Bev Preston presented the report for Sharon, which included a walk around this past week. Very few problems except for dog waste, not being picked by residents with pets.

Clubhouse Committee: Chairman, Jerry Blaufuss. Jerry has accepted the position to replace Jeryl Smith, who is retiring. Jerry gave a report on activities and announced that those serving coffee and donuts on Saturday can go wherever they want for donuts and present a receipt for expenditures. There will also a new thermostate to be installed.

Pool Committee: Eric Franseen, announced that there had been issues of unauthorized people using the pools in the past, but that has not happened this year. Eric also announced that a new pump will be replaced on pool # 2. No other big issues with the pools.

Don Dornburg presented the landscaping report for Dave Krause: Several trees have been trimmed and also some trees have been removed. Again, landscaping of the area will be put out for bid.

Safety and Access: Ron Blaufuss stated that the gate signs and entrance signs to the Villas need to be reassessed. And the Building number signs need to be fixed.

Resident Outreach Committee: Jim Richardson was absent so no report

Ed Petrowski asked what is happening with building # 14. Ron stated that the board is still working with the developer on the plans.

A resident at the meeting asked about the dog situation and the number of animals allowed in the units. Jeff stated that any complaints should be sent to him and he will look into it. Any resident who has a complaint should fill out a complaint form and send it to Jeff.

The board announced that Cox TV had given the Villas a 5% increase over last years cost to \$41.18.

Jami, Unit #231 asked about bicycles and getting permission to put a bicycle rack underneath their entrance. Ron said the board will discuss what can be done for owners with bicycles, hopefully with input from the residents.

And a resident also asked about planting something near the fences to prevent kids from climbing over them to walk thru the area.

A resident asked about possibly planting some lime trees

Motion to adjourn at 7:58 P.M

Respectfully submitted: Judy Juszak, Secretary