

Minutes of Sun Valley Villas HOA Board Meeting

Saturday, November 22, 2014

10:00 A.M. at Clubhouse

Meeting was called to order at 10:00 A.M. by Joe Juszak/President.

Board Members Present: Gloria Heames, Joe Juszak, & Michael (Mick) Durick, and Dalton Larson

Board Members Absent: Nick Pashulka, Jeryl Smith and Dave Irvine

Manager Present: Jeff Twito

Roll Call: 29 Homeowners, including board members, present

President, Joe Juszak asked that all Homeowners please state your name and unit # when they speak. At this point the board introduced themselves.

Proof of Notice of Meeting Was Presented and Accepted

- Mick Durick Motioned for the minutes of the April 3, 2014 board meeting be approved, Dalton Larson seconded, approved by the board.

Manager's Report – Jeff Twito

Jeff reviewed the problems with the leaks that the condo's had this summer due to the heavy rains (8+ inches) Most of the leaks were at the windows, and the leaks in the stucco and in the foam. All the roof foam has been repaired.

The spa motor was damaged and repaired due to flooding.

A couple of plumbing leaks in several units under the slabs on the first floor. These were repaired with flex plastic piping.

Heat exchange was lost and repaired this November.

A lot of the chairs vinyl strappings will be repaired and more will be done within the next few weeks.

Financial Report: Jeff continued on and recapped the financials thru October, 2014. Please refer to the written report for the information.

Insurance policy was paid for by borrowing from the reserves and has been repaid.

Pool permits have been paid, one in July and one in December. Used to be a 2year permit but is now yearly.

Lawyer's fees: Over budget due to consultations with the lawyer concerning the water leaks that we had in four units during the summer.

Administrative: pays for gas for Arzie, mailings and supplies

Water feature pays for chemicals for the pools and etc. This is under budget right now

Chemicals used seems to be down since we have had the pools resurfaced, under budget by almost \$1000.

Landscape service: over budget due to changing the landscaping service.

Sprinkler repairs are over budget due to a leak at the street near Billings East exit.

Tree Repair: Olive trees and trimming of the Palm Trees

There is an increase cost from the City for the garbage pickup.

Our total budget so far is \$219, 609 but the actual is \$218,016 which puts us under budget so far about \$1600.

\$58,755 was transferred to the Reserves. Expenses from the Capital improvement fund to pay East Valley Disaster Services and drywall and restoration work for units 118, 218 and 143 and 144 was \$17,000+. Also for foam recoating on building # 2 of \$9000.00 and \$19,000 for Unit # 13. Three chaises and chairs for Pool # 2 – total cost of all these was \$50,000. Balance is at \$55,000 in the reserves.

Joe Juszak brought up the petition that was passed around to find out what the individual homeowner is responsible for. Jeff reviewed what is in the CC & R's. What is the common area and what areas the individual homeowners are responsible for.

He will put a copy of these in the clubhouse so that owners can review these if need be.

At this point Jeff went over the problems with the water damage to the four (4) units this summer. These claims have been denied by our Insurance Companies because of the length of time that these leaks went on. The association has covered the repairs that the HOA is responsible for. These claims were also denied by the individual owner's insurance company.

The Lawyer has sent a letter to the HOA insurance company and will now send a more forceful letter hoping that we can get some reimbursement from them rather than suing (which can be very costly).

Jeff then reviewed what has been happening with the work being done to repair the damage to the 4 units and the problems that they have run into.

Joe then stated they we will be reviewing what may be needed to be done to minimize the costs due to the age of the buildings.

Landscaping Committee: – Dalton Larson:

Trees that were scheduled to be removed and/or replaced have been put on hold for now due to requests and petitions that were presented to the board.

Clive Keeler # 140 asked about the damage the one tree could cause due to up heaving the walk.

Motion to accept report made, seconded and approved by the board.

Budget Committee – Mick Durick:

Members of the committee (5) discussed the budget and decided to increase the dues by \$20.00 to help cover any additional costs because of the age of the buildings and to help increase the reserves. Committee recommended this increase and the Board seconded and approved the increase.

Owner Les Willems Unit 253 had questions concerning the amount of the increase (if the increase is enough to cover all the expenses.)

Mick Durick stated that this increase was the most they could go up without having a referendum being approved.

Janet Lamb Unit # 135 questioned whether we should have an assessment. Which at this point is not being considered.

Motion to approve budget, seconded and approved by board.

A notice will be sent out to the owners on what the association dues will be for the new year.

Architectural Committee – Dalton Larson:

Several permits requested for new security doors and tiling of patio which were approved. Mick Durick motioned and Gloria Heames seconded to approve the report. Board approved.

Pool Committee – Dave Irvine:

Dave Irvine absent and Jeff Twito stated everything had been presented during his report.

Clubhouse Committee – Jeryl Smith:

Gloria Heames reported that a meeting will be held on Monday on the activities for winter, including the dinners once a month and the cocktail hours. These will be posted on the bulletin board. The first activity will be this coming Thursday for Thanksgiving. Dinner to be served at 2:30.

Christmas dinner will be before Christmas, with a charge. This will be posted

Motion by Mick and seconded by Dalton to approve report. Motion approved

Future HOA Meeting Dates: Would like to have more meetings that only last an hour or so:

- Saturday, December 13, 2014 at 10:00 A.M.

Marcy Ruhl Unit 159 asked that the announcement for the meetings be posted both on the bulletin board and on the web sight, with notices posted at least 48 or more hours before the meeting.

A discussion followed on opinions on how to prevent and get any problems solved in and around the units when an owner is not here and available:

Some suggestions: Shutting off the water in any unoccupied units (which is not possible in 52 units) Have a key available to Jeff or have a key in a lock box or giving a key to a neighbor, so that the units can be accessed if there is a problem. Have empty units checked every two weeks to make sure there are not any problems. Require all owners to carry insurance on their unit (this is not in the CC & R's right now) Have a drip pan under the water heaters. Having the units that do not have individual shut offs for the water, be repiped (which is very costly) and a fine assessed if the water is not shut off.

Several homeowners of the complex asked questions concerning these problems and what can be done to solve all the water problems

Adjournment:

At this point it was moved and seconded to adjourn the meeting

Meeting was adjourned at 11:15 A.M.

Submitted by Secretary: Judy Juszak