

**Sun Valley Villas - BOARD MEETING**  
**Tuesday, November 24, 2020**  
**7:00pm at the Clubhouse**

**Board Members Present:** Dalton Larson, Ron Blaufuss,  
**Phone In Member:** Orrine Parks, Diane Krause, Sharon Keeler, Dave Irvine, Mick Durick  
**Manager Present:** Jeff Twito  
**Homeowners Present:** ?  
**Homeowners by Phone In:** Tom Askew, ?

Jeff Twito set up the phone-in microphone, to allow homeowners to phone in. The phone number to call to connect to a meeting is: (425) 436-6914.

Meeting was called to order by President, Dalton Larson at 7:00pm. There was a quorum.

Notice of Meeting had been posted.

All Board Members identified themselves by attendance and by phone attendance.

The Minutes of the March 16<sup>th</sup>, 2020, Board Meeting were approved as posted.

**Manager's Report:**

Financials:

- Jeff provided and went over the October, 2020 Financials, Actual and Budgeted.
  - A sum of \$8,500.00 was transferred to the Reserve Account.
  - Expense for Parking lot patch & seal coat and painting bldgs.7,8,9 & Ph1 Ramada was \$55,476.33.
  - Total expenses Y-T-D were under budget by \$18,128.54.

Jeff also advised: we had a hot summer

- We lost some plants over the summer
- We lost 5 trees
- A few problems with pool equipment - circulation motors
- A leak in spa heater
- Vandalism: - pickup truck stolen
  - stole catalytic converter out of a vehicle
  - the Golf Shed was broken into and the theft of the golf cart batteries, being a significant cost to replace.

**Committee Reports:**

**Lot 14:**

Mick Durick reported that the Courts are shut down because of Covid-19. The foreclosure is moving forward but slower than it would normally.

**Architectural:**

Ron Blaufuss reported and answered some questions that Diane Krause requested in

regards to the process of the committee. There are 3 people on the committee and any requests for approval should be approved by all 3 persons.

**Budget Committee:**

Diane Krause had provided a lengthy report provided by the Budget Committee, who also comprised of Jeff Twito, Gary Thoennes, and Jeryl Smith.

Manager, Jeff Twito prepared a lengthy Proposed Budget for the Fiscal Year 2021, increasing the dues by 1.21% to \$250.00 per month. Some projects planned for 2020 were not completed due to Covid-19:

**Projects carried forward from 2020**

Roofs - Tile underlayment (rest) (Bldgs 1,2,3,4,5,6,12 & clubhouse)	\$79,117.78
Monuments Signs (signs at entrance on 74 <sup>th</sup> St & Billings)	3,689.62

**Reserve Study 2021**

Water Feature - Filter	1,520.13
<b>Total</b>	<b>\$84,327.53</b>

**Motion:** by Ron Blaufuss that we increase the HOA fees by the 1.21% to \$250.00 per month.      **Seconded by:** Mick Durick      **Motion passed**

**Beautification:**

No report was given

**Club House:**

No report was given

**Pool Committee:**

Dave Irvine reported that he has not been there and did not have anything to report, but understood that pool #2 was currently being heated for use and is satisfactory. Dave felt that there were enough Lounge chairs available currently. Jeff had reported in regards to issues over the summer at the Pools.

**Landscape:**

Dave Krause has been absent to present day and no report was given. Jeff had reported previously of the plants and trees lost and replaced.

**Safety and Access:**

Ron Blaufuss reported that the new “No Trespassing” signs have been placed where required and the Old Signs place in other areas. Tom Askew inquired as to whether the Lines were painted across the entrances as had been recommended by the Committee previously. Jeff advised that they have not, but that he will see that they get done.

**Outreach Committee:**

No report given

**Old Business:**

See report under the **Budget Committee (projects carried forward from 2020)**

**New Business:**

1. There was a lengthy discussion regarding our Annual Meeting which is due in February and the problem we have with obtaining a quorum, which is essential, and what we can do to attain that. We have 3 board members possibly leaving in February. Jeff indicated that when Notices are mailed out in advance, they include ballots that have a box that can be checked to designate that the owner wants to be counted as present at the Annual Meeting for the purpose of fulfilling the quorum. This needs to be emphasized on the Ballot and hopefully owners that dismiss the ballot will mail it back and be counted, even if they do not want to vote.

2. Jeff requested that we transfer \$30,000.00 from Operating Account to a Reserve Savings Money Market Account.

**Motion:** by Ron Blaufuss that we Transfer \$30,000.00 from the Operating Account to the Reserve Savings Account. **Seconded by Mick Durick** **Passed**

3. Due to the break-in to the golf shed this past summer, a suggestion was made that a motion sensor light be placed on the shed, which may be a deterrent.

4. It was discussed and decided that no Board Meeting would be held in December, 2020.

5. Board Meeting was scheduled for January 12, 2021, 7:00 pm.

**Motion:** by Diane Krause to adjourn the meeting  
**Seconded by Mick Durick** **Passed**

Respectfully submitted,  
 Sharon Keeler, secretary