

Minutes of Sun Valley Villas HOA Board Meeting

Saturday, DECEMBER 13, 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, and Dalton Larson, Nick Pashulka, Jeryl Smith

Board Members Absent: Dave Irvine, Mick Durick

Manager Present: Jeff Twito

Roll Call: 11 Homeowners, plus board members, present

Minutes of November 22, 2014 meeting

- Dalton Larson Motioned for the minutes of the November 22, 2014 board meeting be approved, Gloria Heames seconded, approved by the board.

Manager's Report – Jeff Twito

No report due to computer problems

Financial Report:

No report due to computer problems

Jeff proceeded to recap the quotes received for new insurance which comes due December 29, 2014. So far we have only received one quote from Farmer's Insurance for a cost of \$18,890 (with a liability of between \$2,000,000 and \$4,000,000) and \$19,698 (with a liability between \$3,000,000 and \$6,000,000)

This is \$4,000.00 lower than the current insurance policy.

It was discussed that the homeowners should be advised to have their units inspected during any time that they are vacant and to shut off water from the main valves or inside the units when vacant.

Dalton Larson made a motion on the floor to accept the Farmers Insurance quote Jeryl Smith seconded. Joe Juszak asked for a discussion, there was none and a vote was taken to accept the insurance quote for \$19,698 with the liability of between \$3,000,000 and \$6,000,000.

Landscaping Committee: – Dalton Larson:

No additional landscaping report for December.

Budget Committee – Mick Durick:

Mick was not present – no report.

Architectural Committee – Dalton Larson:

A request was submitted for Unit # 163 to cover the exterior patio concrete with tile. This request was approved.

Pool Committee – Dave Irvine:

Dave Irvine absent and Jeff Twito stated that the Phase II pool would be heated before Christmas.

The strapping material for the chairs is here and the restrapping will be done soon. Volunteers are needed to help with this project.

Clubhouse Committee – Jeryl Smith:

Jeryl Smith reported that there will be a clubhouse committee meeting on Monday, December 15, 2014 at the clubhouse.

There is a pot luck dinner scheduled for December 22, 2014. Meat will be supplied, please bring a dish to pass if and sign up if you are interested. Cocktail hour at 4:30 P.M. with dinner at 5:30 P.M.

January, 2015 pot luck will be discussed.

Future HOA Meeting Dates:

- Saturday, January 10, 2015 at 10:00 A.M.
- Saturday, February 21, 2015 at 10:00 A.M.

NEW BUSINESS:

Jeff Twito will be sending out information to the homeowners for the elections that will take place in February. There are 3 Director Positions that are opening up (Joe Juszak, Gloria Heames and Mick Durick). Please review the mailing and fill out the bio information if you are interested in running for the board. These bios must be in by January 21, 2015 to be eligible for running.

Ballots must either be mailed in or brought in by the homeowner personally

Several letters have been received by Jeff Twito concerning the feral cat problem. Letters will be sent to the homeowners who are feeding these cats and telling them to desist in doing this or they will be assessed fines. There was a discussion that there are several organizations that will capture and relocate these cats. Jeff will secure a cost estimate.

A leak has been located inside Unit # 157. Jeff is trying to get hold of the owner so that this leak can be fixed. Also the Owners of Unit # 227 had a leak on the outside of the unit on the deck/patio) Jeff said that he had fixed it.

A homeowner asked about having the HOA supply fire extinguisher's located at the landing of the unit pairs.

Adjournment:

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

Meeting was adjourned at 10:45 A.M.

Submitted by Secretary: Judy Juszak