

Minutes of Sun Valley Villas HOA budget meeting  
Monday, December 18, 2017  
7:00 P.M. At the clubhouse

Board members Present: Judy Juszak, Ron Blaufuss, Dave Irvine, Jeryl Smith, Don Dornburg and Dan Bird

Manager Present: Jeff Twito

Homeowners Present:12

The meeting was called to order by phone by the president, Don Dornburg at 7:00 P.M.

First Order of business was to approve the minutes from the Board Meeting held on November 20, 2017. Motion to approve from Jeryl Smith, and Seconded by Ron Blaufuss, Approved by the board.

**Managers Report:** Jeff Twito. Jeff mentioned that there are 3 condos ( all 2 Bedrooms) up for sale, with one under contract. The asking prices are in the range of 135,000 to 139,000.

The gated entrance, a cement column was taken out and repaired and made it iron, making it much stronger.

The last week of November We mailed the annual assessment info and the nomination forms and bios for the elections in February.. So far we have received one bio, and resident of Arizona who owns and rents out a unit. We also fixed and street parking lot light that was out in the parking lot. And also another one.

**Financial Report:** Jeff Twito

Year to date actual vs budget, which is down. One unit for sale is delinquent and will collect when it is sold. Also another unit is delinquent, the owner has passed away and Jeff has talked with the attorney concerning this.

\$260 collected in late fees and \$900 collected from fees from condos sold.

Workman's comp insurance, We had to pay in full due to the claim from Arzee's accident.

We are under on property insurance. And some costs for discussing the plot # 14 with the attorney

Expenses are \$5,600 over budget.

89,424 had been budgeted to transfer to the reserve, but we actually transferred \$89,983.

The board purchased the shed for the maintenance department, and 5 buildings were painted this year.

Our current balance in the reserve account is \$192,000.

There was a motion from Dave Irvine and seconded by Jeryl Smith to accept the financial report. This was approved by the board.

**Landscaping Committee** – Don Dornburg, Chairman: There were 5 Olive trees removed, one of which was on 74<sup>th</sup> Street, and we would like to replace that after checking into the best type of tree to plant for quick shade growth. In the last 2 years we have removed 10 Olive Trees. These removals have all been done in-house, so at no cost.

Arzee lent us the use of his truck for the removal of the trees and the board would like to re-reimburse him for the use at \$100. The motion was made and approved by the board members.

**Pool Committee:** Dave Irvine, Chairman: Pool #1 is now heated, along with pool #2. Some furniture at pool #1 was welded. Jeff found us some new feet for the furniture which will be repaired this spring along with re-webbing some of the furniture at pool #1. Dave would like to ask for around \$1500, to replace some of the older furniture at pool #1.

**Architectural Committee:** Dan Bird, Chairman: Only one request, and that was for a new outside light on the patio of unit #132, which was approved.

**Safety and Security Committee:** Ron Blaufuss, Chairman – the committee received one request from a resident of Building #3 to make the end parking spot and No-parking area because of the curb cut-2- and the sloped walkway. This will be addressed at the January meeting.

**Beautification Committee:** Bev Preston, Chairman – There was a walk around in December and only 3 violations were noted, these were checked out last week and all have been corrected. There seems to be only one big problem and that is people not picking up after their animals, it is being suggested that anyone seeing this being violated, to please make people aware of their obligation to cleaning up after their pets.

**Club House Committee:** Jeryl Smith, Chairman – The first pot luck will be January 18, 2018 at the club house.

Jeryl also asked about getting darkening shades for the south side of the clubhouse, to keep the building cooler. She will check out prices for the shades and present to the board at the January meeting.

It was announced that the next board meeting will be January 15, 2018 at the club house at 7:00 P.M. And the annual meeting will be held February 17, 2018 and 9 A.M. At the clubhouse.

Comments from the floor: Dave Woods (Unit # 127) asked about the amendment to the CC & R to require less than a 100% vote on changing the the plot 14 building requirements.

Don Dornburg reviewed his conversations with the owners of plot 14, in their attempt to change the building size requirements and trying to sell the land for development

The Board meeting was adjourned at 7:35 P.M.

Respectfully submitted: Judy Juszak, Secretary