

Sun Valley Villas - BOARD MEETING
Tuesday, February 16, 2021, 7:00pm via Zoom

Board Members Present: Sharon Keeler, Diane Krause, Orrine Parks, Mick Durick,
Ron Blaufuss, Dave Irvine

Manager Present: Jeff Twito

Homeowners Present via Phone: Dave Krause, Charlice Steien, Tom Askew, Judy &
Joe Juszak, Richard Krenn

Mick Durick chaired the meeting, and was called to Order at 7:00pm. There was a quorum.

Notice of Meeting had been posted.

All Board Members identified themselves by Zoom attendance.

Motion: by Dave Irvine that we accept the January 19, 2021, Board Meeting Minutes as posted. **Seconded** by Diane Krause **Carried**

Manager's Report:

Financials:

- Jeff provided and went over the January 31, 2021, Financials - Actual and Budgeted.
 - Jeff noted that the back taxes owing on Lot 14 were paid and added to the Default Judgment obtained.
 - Total expenses January 31/21 \$28,913.30
 - A sum of \$1,800.00 was transferred to the Reserve Account.
 - Total expenses y-t-d under budget by \$422.06.
 - Balance in Wells Fargo Money Market is \$330,071.06
 - Total Washington Federal Certificates of Deposit is \$123,243.86
 - Total Reserve Capital Improvement Funds is \$453,314.92
 - Operating Account Balance is \$43,331.11
 - Total funds as of January 31, 2021 is \$496,646.03
- Diane Krause noted that the Capital Expenditures for this year are approx. \$100,000.00

Motion: by Diane Krause that we accept the Financial Report as presented
 Seconded by Dave Irvine **Carried**

Committee Reports:

Lot 14:

Jeff Twito advised that he has received word from our Attorney that the hearing on the foreclosure of Lot 14 was held, and Default Judgment was granted for the HOA. Once the Judgment is received from the Court a public auction will be initiated. The Auction will possibly take place sometime near the end of April, 2021.

Back taxes have been paid on Lot 14 and that amount has been added to the Default Judgment.

Architectural:

Building 101 - wall installed. Building 102 - Jeff thought that they were having a

home inspection done as it is under contract, and they may have done some painting. Jeff will check to make sure no exterior changes have been done.

Diane discussed the Architecture Board, and it was stated that the chair-person for the Architecture Committee is appointed by the Board and then 2 additional persons are also appointed by the Board. If a Change Request is made to the Committee, all 3 persons are to meet and discuss the Change Request, and it must be approved by a majority vote by the committee, and then The Board should be notified of any Change Requests approved. Manager Jeff Twito confirmed this process.

Budget Committee:

No report

Pool Committee:

Regular Maintenance is being done. There is no change by the local Governor, with a limit of 10 persons for any gathering, information signs posted at both pools, distancing, sanitizing your own chairs, etc. If people go against the Rules the Board can close the pools down.

Landscape:

Dave Krause reported;

- replaced some plants outside of Unit 131
- corner of 74 & 75 transplanted some succulents
- transplanted some cactus plants along the fence line by the Casitas
- Trimmed some citrus trees and lemon tree by Bldg.12
- Trimmed grapefruit tree & ornamental orange tree between Unit 12 & 13
- Olive trees trimmed and will work on some of the other citrus trees over the next month or so.
- received a Quote from Arizona Maintenance for some items: trim olive trees, remove a dead pine tree on 74th, remove some dead branches out of the jacaranda tree that is at the corner of 74th & 75th, and grind 4 additional stumps left from trees taken down the past summer.

Motion: by Ron Blaufuss that we accept the bid from Arizona Maintenance in the amount of \$1,515.00 to complete the above work. **Seconded:** by Dave Irvine **Carried**

Clubhouse:

No report

Beautification:

- most of the items that were on last months list have been addressed
- Jeff advised that letters had been sent out to the owners
- the elliptical machine is still on the back patio, and Jeff advised a second letter will be going out this week.

Safety and Access:

- Mick advised that there are persons constantly walking through, or on bicycles, and skateboards,
- Jeff advised that another catalytic converter was stolen at Bldg.1

Outreach Committee:

No report

Old Business:

1. - Landscape Bids: Jeff has contacted 3 firms that were recommended by other management, one is Element Landscaping, who Jeff has a meeting with; and 2 other firms Jeff was still waiting for a response. Jeff sent each landscape firm the scope of work that we would want, from the guidelines that the landscape committee did up last spring. We will need to check their quotes, and possibly may need to adjust if price is too high. Jeff advised we may have something by the end of February and have a quick Special Meeting. We need to give a 30 day Notice to our current landscape company, ARR.

2. - Annual Meeting: scheduled on **March 20th, 2021, at 10:00 am**

-Jeff announced he has received 4 Nominations for the Board:

- Carl Johnson Unit 144 (permanent resident)
- Richard Krenn Unit 154
- Lambert Krenn Unit 130
- Les Willems Unit 253

We require: 1 - 2 year term

3 - 3 year term

Discussion followed as to how we can conduct the meeting. Jeff advised that there will be mail in ballots that need to be sent in either by mail, or email. In order to have a quorum we require 38 Units.

New Business:

- Jeff advised the Contract has been signed, and he has met with Lyons Roofing foreman. The project will start around the middle of March; starting with bldgs. 2, 3, 4, clubhouse, 5, 6, then 1, then 12. It will probably be a 3 week project, with a trailer on site, used to take all the debris. Notices will go out when they are actually going to start.

- water situation on Lot 14: Jeff advised that he had to call the City of Mesa and found out it was the supply line that will eventually have a meter to Lot 14 building. The City repaired it and they are waiting to get a new meter box. The expense will be paid by the City of Mesa.

- Mick advised that he saw a large dog, over 40 lbs, and was wondering who he belonged to?

- Jeff advised that he had another complaint about a big dog and he has sent 2 letters, the second was with a hefty fine, and he was told it was a service animal. Jeff is currently waiting for the paper work to show he qualifies as a service animal. If nothing is received this week he will take the next step and contact the attorney.

- Discussion followed in regards to our pet issue. There was a suggestion that we charge an extra fee to all pet owners. There is an expense involved: with the dog station/bags, and pet waste not picked up, and monitoring the pet issue. **Note: this to be an issue discussed at a future Board meeting.**

Motion: by Mick Durick to adjourn the meeting

Seconded by Diane Krause

Carried

Respectfully submitted,
Sharon Keeler, secretary