

Minutes of Sun Valley Villas HOA meeting  
Monday , February 26, 2018  
7:00 P.M. At the clubhouse

Board members Present: Ron Blaufuss, Don Dornburg, Jeryl Smith, Diane Krause, Eric Franssen and Orrine Parks , Dave Irvine and Wayne Woods

Manager Present: Jeff Twito

Homeowners Present: 19

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

The first order of business was to accept Jeryl Smith's request to tender her resignation from the HOA board. This was accepted by the board. She will retain her position in charge of the club House.

Don Dornburg then nominated Wayne Woods (3-year term) and Dave Irvine (1-year term) to fill the remaining two vacancies on the board. This was accepted by the board.

Don Dornburg asked for approval of the board to accept the minutes from the January 15, 2018 HOA board meeting. This was accepted by the board.

Manager's Report – Jeff Twito.

Jeff stated that the city of Mesa had replaced a street light outside of the complex and in the process broke some plant watering lines. They are in the process of repairing these lines as soon as possible.

Financial Report – Jeff Twito

Jeff went over the financials thru January 2018. The HOA collected \$5000 over budget and the expenses were \$2700 over budget and \$15,000 was transferred to the Reserve.

Diane Krause asked to be notified of any changes in the budget and additions to the reserves, Wayne Woods asked about a transaction sheet or detail report from Jeff of the monthly expenditures. The treasurer is looking into putting some of the reserve fund into higher yielding CD's.

Don Dornburg presented the landscaping report: The olive tree behind unit # 134 will be removed and will be replaced by the owner's of unit's # 134 and # 233, and #133 with the HOA paying for the stump removal.

Clive Keeler asked if the new tree will be under warranty, which it will be.

Don Dornburg asked for approval to buy 2 trees (bid presented for \$490) to replace the olive trees taken out outside of the gates. This was approved by the board.

Pool Committee – Dave Irvine, Chairman: There are issues with the furniture at Phase #1 pool, the strapping has not lasted and Dave asked to spend the \$1,500 in the budget to replace some chairs and lounges at Pool # 1. This was approved by the board. There have been no complaints on the pools or the hot tubs, except for Pool # 2 hot tub had some issues and the hot tub was emptied and cleaned this last month.

Dave Krause has found some feet to replace with damaged chairs and lounges and this should be done this spring. Some of the furniture was welded or thrown out if they could not be repaired. A committee will be formed to do some re-strapping on the lounges and chairs.

Ron Blaufuss moved to delegate authority to Dave Irvine to order the new lounges and chairs. This was accepted by the board.

Safety and Security Committee – Ron Blaufuss, chairman: The no parking zone by Building # 3 was painted.

Beautification Committee – Judy Juszak, Co-Chairman: presented the report on the latest inspection held in February. Very few problems and the dog droppings has much improved.

Diane Krause asked Jeff if the letters to all homeowner's had gone out concerning the new ordinance pertaining to the gas or propane grills, Jeff stated that the letters had gone out.

Jeryl Smith – Club House Chairman: Presented the report about the January and February pot lucks and breakfasts. She also asked the board to consider the purchase of carpeting for the clubhouse at a cost of \$4,700.

New Business:

Diane Krause will and the finance committee will be doing an audit of the finances for 2017 on March 9, 2018.

Jeff Twito will be getting prices for the TV contract that is coming up in August. Figures should be available for the March meeting. Our contract with Dish is due to expire in August and we must notify them by March 1<sup>st</sup>.

Jeff Twito is getting prices for the painting of the buildings to be done this year and also for the seal coating of the drive. These prices will be presented at the March 2018 meeting.

There was a question from the floor concerning the lack of parking in certain areas of the complex and the board is going to look into this problem.

Wayne Woods commented on the new development outside our complex off of Billings and the problem with access and regress along Billings and Sossaman. Wayne asked for a letter from the board voicing our concerns.

Laurie Hazen Unit # 121 voiced concerns about people other than Arzee taking the recyclables from the pool area.

Bob Margarf Unit # 226 and Ron Smith # 129 asked about having a run off election rather than spending money on a lawyer to decide the members of the board.

Motion to adjourn at 8:10 P.M

Respectfully submitted: Judy Juszak, Secretary