

**Sun Valley Villas - Annual Meeting**  
**Saturday, February 26, 2022**  
**10:00am, in person & via Phone In**

**Board Members Present, by phone in:** Les Willems, Lambert Krenn, Richard Krenn

**Manager Present:** Jeff Twito

**Donna Bauer:** candidate running for the Board - attended by telephone

**Roll Call:** There were 14 absentee ballots. There were 27 homeowners who attended in person. We had 41, for a quorum.

Meeting was called to order by President Dave Irvine at 10:00am.

Proof of adequate Notice of Meeting was presented and accepted.

**Motion:** by Les Willems accepting Notice of Meeting as presented

**Seconded** by Ron Blaufuss                      **Carried**

**Motion:** by Don Dornburg to approve the Saturday, March 20, 2021 Annual Minutes as provided.                      **Seconded** by Ron Blaufuss                      **Carried**

**Manager's Report:**

Jeff Twito provided a financial report for the year ended December 31, 2021 Actual and Budgeted.

- Total expenses December 31, 2021 \$29,278.85
- Sum of \$6,150.00 transferred to Reserve Account
- received insurance claim proceeds of \$8,762.05 (then expended out re Unit 135)
- other Revenue is income received when a unit sells - \$1,682.00
- Total actual Revenue was \$424,674.32
- Appraisal was done on Lot 14
- Required 2 pumps and 2 motors for the water feature
- Balance in Wells Fargo Money Market is \$333,311.89
- Total Washington Federal Certificates of Deposit is \$123,472.93
- Total Reserve Capital Improvement Funds is \$456,784.82
- Operating Account Balance as of Dec.31,2021 \$52,304.23
- Total funds as of December 31, 2021 is \$509,089.05

**Motion:** by Ron Blaufuss to accept the Financial Year End Report as presented,

**Seconded** by Don Dornburg                      **Carried**

**Election Inspectors:**

Charlice Steien, Tom Askew, and Bonnie Fredrickson, volunteered to count ballots for the new board members required. The inspectors moved to a private area to count the votes.

President Dave Irvine asked the persons running for the Board to introduce themselves to the public:

**Donna Bauer:** from Regina Saskatchewan. Owner at SunValley Villas since 209  
By Phone in.

**Michelle Hunter:** New full time owner. Registered Nurse. Unit #220  
**Erica Perkins:** New full time owner. Unit #235

**Open Comments/Questions from Homeowners:**

1. Joe Juszack inquire about all the weeds seen on the grounds. Jeff Twito advised that the new landscapers are starting on March 1, 2022 and will be looking after this. The new landscapers will be doing 4 sections per month and will have more men.
2. Joe Juszack inquired why there are no covers for the Hot Tub? These were taken off during Covid.
3. John Ferguson inquired about the tree trimming, which isn't being done. Dave Irvine advised that the new landscapers will be doing the trimming, but it will be an added expense.
4. Clive Keeler inquired about updating our CC & R's which are 35 years old. Dave Irvine stated that he remembered that they talked about it 3 years ago but it hasn't been done yet. Dave said it is something that needs to be put on the agenda and dealt with.
5. Clive Keeler inquired about getting adequate insurance coverage on units and what was happening with that? Dave Irvine advised that he inquired with his insurance company and was told at the start that he was covered and then shortly after advised that, "no" not covered for underground water break. Dave Irvine advised that they have checked with their insurance agent and they are able to get a Rider at no extra cost that will cover cupboards, and baseboards.
6. Jeri Blaufuss advised that they have their air-conditioner and heater checked once a year, and the technician indicated that there were a lot more issues this year because of the wind, and rains.

Notice of elected Directors:

**Elected Board Members:**

Erica Perkins #235 - 3 year term  
Michelle Hunter #220 - 3 year term

Donna Bauer congratulated Erica and Michelle

**Motion:** by Don Dornburg to adjourn the meeting  
**Seconded** by Ron Blaufuss **Carried**

Respectfully submitted,  
Sharon Keeler