

Minutes of Sun Valley Villas HOA meeting  
Tuesday, February 7, 2017  
7:00 P.M. At the clubhouse

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

Manager Present: Jeff Twito  
Homeowners Present:15

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

The purpose of the meeting was to discuss the purchase and installation of an additional maintenance shed. Ron Blaufuss opened up the meeting stating the concern from some homeowners on the condition of the current maintenance building attached to the club house, from there he turned the meeting over to Clive Keeler with the information collected.

Clive Keeler presented the information he had put together on the cost and installation of the shed which would be 10 x 16 and cost \$3,499.00 plus tax.

Dave Irvine asked about the size of the shed and the reason for a need of the shed. It was stated that the hazardous materials in the maintenance room attached to the club house was dangerous and the room was very crowded. The additional shed would provide a place for storage of the hazardous material in addition to adding room for a work shop for the maintenance man.

Judy Juszak asked what the total cost of the shed would be with all additional items needed to finish the project. And Dave Krause Unit # 233 asked about adding electricity to the shed.

Wayne Woods Unit 127 asked about the required 19 foot ladder that is needed. Could the shed accommodate the ladder.

A question was asked if we intend on continuing to use an in house maintenance man full time or go to an outside maintenance contractor.

Bill Lamb stated that there is a need to improve the working conditions available to the maintenance personnel.

Diane Krause unit # 233 asked where the funds for the shed would come from. Ms. Krause stated that there should be a line item in the budget to cover capital improvements.

Clive Keeler, Unit # 140 stated that we should do the work now to get the current price because the cost was going up and we only had a little bit of time to get the current price.

There also was a discussion about getting a work vehicle for the maintenance man next year. This discussion will be tabled until next years budget meetings.

Jeff Twito will check into the insurance and liability for the shed.

Ron Blaufuss then moved to accept the proposal for the shed at a cost of no more than \$4,500, this was seconded by Dave Irvine and passed by the board, 5 to 1. (Also, the homeowners will be painting and putting finishing touches on the shed).

New Business:

Jeryl Smith presented the proposal and cost for a new wet/dry vacuum for the club house. This machine would cost \$2,200.

Dave Irvine asked Jeryl to set up a demonstration of the machine.

Diane Krause suggestion that we look at the machine now and table the purchase until it could be added to the budget for next year, and also add back in a line item for the clubhouse.

Respectfully submitted: Judy Juszak, Secretary