

Sun Valley Villas – Board Meeting

Monday March 14, 2022, 7:00pm

Board Members Present: Dave Irvine, Don Dornburg, Michele Hunter, and Erica Perkins

Board Members via telephone: Lambert Krenn and Richard Krenn

Board Members Absent: Les Willems

Manager Present: Jeff Twito

Homeowners Present in the Clubhouse: Tom Askew unit 239, Laurie Hazen unit 121, Ron & Myra Anderson unit 134, Jim & Mary Richardson unit 133, Patty Burger 161, Charlice unit 113, Ronald Blaufuss unit 160, Ryma Meier unit 141, Clive & Sharon Keeler unit 140, Donna unit 250, Gloria Heinz unit 104, John Ferguson unit 247, and Diane Krause unit 233.

President, Dave Irvine chaired the meeting. Meeting called to order at 7:04pm.

Notice of meeting had been posted.

All Board Members identified their attendance by a Roll Call.

Motion: by Don Dornburg that we accept the February 26, 2022, Annual Board Meeting minutes as posted. **Seconded** by Michele Hunter **Carried**

Manager's Report:

Jeff Twito provided and went over the Financials for January 2022, Actual and Budgeted.

Motion: by Don Dornburg, that we accept the Financial Report as presented.
Seconded by Erica Perkins **Carried**

Committee Reports:

Architectural Committee:

Lambert Krenn advised that unit 153 applied to keep curtains up on patio. They were given a notice of violation, then applied to keep them up. Jeff advised that others had been approved in the past. Jeff also advised that the committee could make the decision to not continue to allow curtains. Dave Irvine moves to table the issue until the next meeting to give the Architectural Committee and Beautification Committee time to review current policy and discuss recommendations.

Motion: by Don Dornburg to table the issue.
Seconded by Michele Hunter **Carried**

Pool Committee:

Dave Irvine advised of work that has been done recently. Dave advises that we do not purchase furniture right now that the money is better spent on improvements that should be done.

Landscape Committee:

Lambert Krenn advises of where we are with our new landscapers. Lambert advises that the committee meet when he arrives after April 1, 2022.

Clubhouse Committee:

No members present. Nothing to report.

Beautification Committee:

Ryma advises on notices given. Jeff advises on the time frame for the process from initial notice to when fines are levied. One attendee asks about BBQ's. Jeff advises that if a violation is known, a written complaint should be made and put in the box. This is a Fire Department rule and not ours. Jeff will call the Fire Department if there is a violator.

Old Business:

1. Ron unit 160, inquires whether dog fee and registration policy notices have gone out. Jeff advises that they have. The fee is \$50.00 per year. If the registration is not complete and fee paid by the date on the letter, there is a fine of \$50.00.
2. Diane unit 233 advises that she will be available to Erica and Michele to show them how to access the email and the website.
3. Clive unit 140, inquires whether the insurance rider has been added to the policy. Jeff advises that we just received an email from the lawyer with the necessary information. Board to approve at the April meeting.

New Business:

1. Building 10 has a serious leak. The roof is scheduled to be replaced in 2025. Jeff got a quote from the roofing company that we used previously. To fix the roof above the one unit affected will be \$2500.00. To replace the roof on the entire building which includes 8 units, and 4 landings would be \$26,952.00. This includes a 10-year workman warranty and a 20-year manufacturer warranty.

Motion: by Don Dornburg to move building 10 up on the timeline and to replace the entire roof immediately. **Seconded** by Richard Krenn **Carried**

2. Myra advises that she and Sally have researched and received quotes on entrance sign replacement on 74th St and Billings St. The new signs would have bigger lettering for more visibility.

Motion: by Don Dornburg to go ahead with the sign replacement, as quoted.

Seconded by Erica Perkins

Carried

3. Beautification committee recommended changes to the existing rules include:

- Separating upper and lower units in rules\guidelines
- Adding personal items, decorative items, hummingbird feeders cannot be placed in common areas outside of stucco walls
- Define upper
- Define lower

Motion: by Don Dornburg to approve Beautification rule\guideline changes.

Seconded by Michele

Carried

Homeowner Comments:

1. Ron unit 160 inquired about Lot #14. Jeff advises that we cannot discuss until after the 120-day period is up. After that time the committee will send out letters to all homeowners with all the information.

2. Jim Richardson unit 133 will the building look the same as the others in the complex? Dave responds that yes, it will.

3. Clive unit 140 inquired about a car and trailer that he thinks is commercial that has been parked in the lot for extended period. Jeff advises that notice has been sent out.

4. Clive unit 140 inquired about dogs that are running around complex. Jeff advises Clive to write a formal complaint and put it in the box. He will address it then.

5. Unit 261 has a camera pointing downward towards lower unit. Jeff advises that he will send a notice out.

6. Jon unit 247 inquired about the main breaker issue. Advised that Don & Dave will call SRP to open the boxes so we can get a quote to change out boxes.

7. Laurie unit 121 inquired about rock in path between pool #2 fence and patios of downstairs units. She thinks it is hazardous for walking on the way it is. Dave advises her to send inquiries to Landscape Committee to discuss.

8. The south gate to pool #2 is very hard to unlock. Can we change out the lock? Dave advises that he will look at it and fix it if he can.

The next Board Meeting will be held April 4th at 7:00pm.

Motion: by Don Dornburg to adjourn the meeting.

Seconded by Erica Perkins

Carried