

Sun Valley Villas - BOARD MEETING
Monday, March 16, 2020
7:00pm at the Clubhouse

Board Members Present: Dalton Larson, Ron Blaufuss, Wayne Woods, Dave Irvine,
Sharon Keeler, Mick Durick

Phone In Member: Orrine Parks

Manager Present: Jeff Twito

Homeowners Present: 13

Homeowners by Phone In: 1

Jeff Twito set up the phone-in microphone, to allow homeowners to phone in. The phone number to call to connect to a meeting is: (425) 436-6914.

Meeting was called to order by President, Dalton Larson at 7:00pm

Proof of adequate Notice of Meeting by President, Dalton Larson.

Introduction of HOA Board to Members in attendance.

Motion: by Mick Durick to approve the February 17, 2020, HOA Minutes, and the February 24, 2020 Organizational Minutes, as posted on the Bulletin Board

Seconded by Dave Irvine **Passed**

Manager's Report:

- Jeff provided and went over the February 29, 2020 Financials, Actual and Budgeted.
 - net gain for February \$11,284.14
 - transferred \$40,000.00 to the Reserve-Money Market Account, as per previous motion in February 17/20 meeting, plus \$6,600.00 for the month of February.
- Detected a leak in Phase 1 Pool, being fixed, with expense falling into March financial
- Trimmed 11 trees, and had 2 remaining olive trees to spray
- Common area plumbing - had a leak in building 10 when they changed the meter
- Common area repairs - those are repairs for a number of roof leaks in the past.
- Utility expenses all came in under budget for the month

Lot 14:

Dalton Larson commended the previous Board on the progress made with Lot 14, and in forming a permanent Committee to look after the progress of this issue.

Mick Durick, chairman of Lot 14 committee, advised that a meeting has been held, and have gone over the issues of the past 6-7 years. We have moved forward to start the process of Foreclosure on Lot 14 - demand letter has been sent to the owner of Lot 14 and if no response, then we will have the Foreclosure Claim issued, wherein they have a further 20 days to respond.

Committee Reports:

Security and Safety Committee

Ron Blaufuss, Chairman, of the committee, with further committee members, Sharon Keeler, Janet Lamb and Tom Askew, reported that our signs are flawed, in that they are too small, too many messages, and are faded. After consulting with Don Blake of the Mesa Police Dept., we offer the following recommendations:

- install 2 signs at each of the 3 entrances. The sign message recommended by the Mesa Police Dept.

“NO TRESPASSING, VIOLATORS WILL BE PROSECUTED IN ACCORDANCE WITH A.R.S. 13-1502-A1 PRIVATE PROPERTY”

- The signs will be “18” x 24”, in English only
- Property Manager will arrange for installation
- Also recommended a paint strip across the entrances to accomplish this goal
- recommended no further signage inside the complex until effectiveness is evaluated.

Motion: by Wayne Woods to proceed with obtaining 12 signs from Realty Sign Company, measuring 18” x 24”, at the cost of \$310.00, not including installation, with the suggested “message” advised.

Seconded by Mick Durick Passed

Pool Committee

Dave Irvine, chairman, addressed the following:

- Pool Phase 1 had a leak, had to dig down and fix it. It was suggested by Clive Keeler that we put a lid on the hole so that when we have an issue again we can lift the lid, saving time and expense. An aluminum lid has been ordered.
- Maintenance will look after grinding the rust off the fence at both pools and painting.
- Need to look after fixing cracks at Pool 1
- Need to do some repairs on ramada at Pool 1

Landscaping

President commended the committee on the great job the committee has done on landscaping in the past couple of years.

Dave Krause, chairman reported the following:

- tree trimming, and some tree planting, has been completed by the company hired
- planted some bushes and shrubs
- committee has given recommendations needed on hiring and getting quotes from landscaping companies
- recommended removing the grass by the middle driveway adjacent to the entrance and fill with gravel, because we are having issues with over watering by sprinkler heads where the water drains unto the blacktop and deteriorates the blacktop, and also remove the grass beside Unit 131 which is having the same problem.

Motion: by Wayne Woods that we remove the grass as recommended and replace with gravel

Seconded by Mick Durick Passed

- Dave also recommended that we removed a couple of Agave plants that have very sharp needles and are getting too large and can be a hazard to anyone that may fall or get in contact with them.

Motion: by Mick Durick that we remove the Agave plants beside Unit 141 and on the island by Unit #108, to be replaced with an appropriate plant

Seconded by Ron Blaufuss Passed

Beautification Committee:

Bev Preston was not present and Tom Askew reported that on last check completed there is minimal dog waste around, everything is in fairly good shape, and that some of the repeat offenders are being looked after by Jeff. Tom mentioned the last walk about will be done this week, which will be the last for this season.

Clubhouse Committee:

- Jeri Blaufuss, chairman, advised that they have looked into sound proofing and it was not advised because whatever amount we would spend, which would not be cheap, would not necessarily fix the problem.

- Jeri also requested that we paint the front wall at this time, with the colour chosen. Jeff advised that maintenance will be able to do the painting this summer.

- Clive Keeler suggested that the rest of the room could also use painting. It was suggested that this could be done in the fall.

- Nancy Margraf noted that there are some cracks that need to be fixed and also that the skylight had some leaks with the last rain.

- Jeff advised that when they do the tile work on the roofs this summer they will fix the skylight leak.

Budget Committee:

Wayne Woods, chairman, advised that if anything needs to be done, it has to be put in the budget for that year. Wayne has the following suggestions:

- suggested solar heating for the pools. Need to see what the payback would be with solar heating vs. running the pumps 24/7.

- suggested going from iridescent lights to led lights. Jeff indicated that we saved a lot by going to florescent lights, but those are hard to get now so having to go to led.

- Reserve Study was done in 2012, and Jeff indicated that the expenses have been below the Reserve Study amounts.

- Dalton advised that the manager, Jeff Twito has not had a wage increase in years and suggested that the budget committee look at that and give him at least a 3% raise. An evaluation of employees was done in 2016. It has been 7 years since a raise for the Manager. Many homeowners voiced their opinion on why this has not been dealt with on a yearly basis, and that it should be dealt with now and not put off for another year. It was decided to have a Closed Meeting on Saturday, March 21/20, at 10:00am, to deal with the wage increase for the manager, Jeff Twito.

Outreach Committee:

Jim Richardson, chairman, suggested that we have a handyman sheet posted, listing plumbers, painters, carpet cleaners, all trades people used or recommended, to be available to all homeowners, and using a star system (ie. 5 star being the best). Jim would try and have this list available this week on the bulletin board.

- Jim also recommended that anytime a Unit is sold that we have a "welcome basket"

delivered to the new owners, containing a number of goodies, including the information of our Rules, and all the activities that go on in our community. Jeff indicated that all new owners get a CD or Flash Drive with all Rules and CC&R's. Jim wants this for permanent and the seasonal owners. Dave Irvine suggested a basket to renters as well, as many of them are involved in the community and may end up buying. Jim felt that the cost of this would be fairly minimal.

Old Business:

- Jeryl Smith has previously asked about naming the Streets in our complex. This matter has not gone anywhere. Ron Blaufuss mentioned that there can be some issues with naming streets and then trying to give directions, etc.
- Some buildings still need to have numbers placed on them. This was brought up in November 2019. President, Dalton Larson, thought this is a good job for a work committee.
- Wayne Woods provided the new sign that will replace the old sign at the main entrance on 74th Street. This will be installed.

New Business:

1. Jeff provided 2 quotes on painting buildings:

Phoenix House Painting - for \$40,400.00

and Advanced Painting and Contracting - for \$36,994.71
plus: seal top of parapet walls 1,200.00
plus: \$35.00/hr for removal of satellite
dishes

Advance Painting and Contracting - came in below our budget

Motion: by Wayne Woods to accept the Advanced Painting and Contracting quote as presented.

Seconded by Mick Durick Passed

2. Clive Keeler inquired on what was happening with the illegal cameras that are still in place. He advised that only one person has applied properly and changed her cameras. Jeff advised that illegal cameras will be receiving a letter this week and will have a week to comply.
3. Laurie Hazen advised that she applied for a ring camera and it is installed and works well.
4. Ron Blaufuss mentioned that social gatherings are getting larger than 10 people, which is contrary to what President Trump was ruling in connection with the Covid 19 virus.

Motion: Meeting adjourned 8:10 pm by Mick Durick

Seconded by Dave Irvine Passed

Respectfully submitted,
Sharon Keeler, secretary