

Minutes of Sun Valley Villas HOA  
Board Meeting  
Monday, March 18, 2019  
7:00 P.M. At the Clubhouse

Board members Present: Ron Blaufuss, Diane Krause, Wayne Woods, Orrine Parks

Absent Board Members: Eric Franssen, Jim Richardson, Sharon Keeler

Manager Present: Jeff Twito

Roll Call: 12 members were represented

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

**Meeting Minutes:**

Diane motioned to accept the January 21, 2019 meeting minutes, as were posted on the bulletin board. Motion was seconded by Wayne and passed unanimously.

Jeff Twito, Manager, gave the Manager's and Financial reports. He stated most items on the manager's report will be covered in the Committee reports and will add comments to committee reports if necessary.

**Financials thru February 28, 2019:**

Income Expenses:

Total Income collected \$75,176.38 vs Budgeted Income \$66,893.00. Variance of \$8,283.38 over budget.

Actual Expenses \$55,189.66 vs Budgeted Expenses \$55,120.49. Variance is \$69.17 over budget. Total amount transferred for the year to Reserves is \$30,584.00.

Reserve-Capital Improvement Funds:

Wells Fargo Money Market:	\$189,555.59
Washington Mutual CD:	\$50,000.00
Washington Mutual CD:	\$35,000.00
Washington Mutual CD:	\$35,000.00

Total of the Reserve-Capital Improvement Funds: \$309,555.59

Operating Checking Account Balance: \$41,951.40

The Financial report was approved by the board.

**Architectural Committee – Wayne Woods, Chairman:** One request submitted to change outside light.

**Budget Committee: - Diane Krause, Chairperson.** Nothing to report.

**Beautification Committee: Sharon Keeler, Chairperson:** No report given.

**Clubhouse Committee: Jeryl Smith – Chairperson:** Reported on past and upcoming events.

**Pool Committee: Eric Franssen, chairman.** Reported they were working on the shower drain at the phase 1 pool.

**Landscaping Committee: Dave Krause, chairman.** had a request to purchase and plant a tree by building 11 in memory of Carla Knutson. Tree will be purchased with donations. Wayne motioned to approve, seconded by Diane. Approved. Reported that 9 olive trees and 1 jacaranda tree were removed in house. 7 plants were planted. 5 Shamel Ash trees were planted on 74<sup>th</sup> Street.

**Safety and Access Committee: Ron Blaufuss, chairman.** Signs at entrances will be looked at next fall to see if they need replacing.

**Resident Outreach Committee: Jim Richardson, chairman.** No report.

**New Business:**

- 1) Painting quotes for buildings 10 and 11. The board reviewed and discussed the quotes from PhoenixHousePainting, LLC and Armoured Construction, LLC. After discussion, Diane motioned to approve the quote from PhoenixHousePainting for \$24,800.00. Seconded by Ron. Approved by the board.
- 2) Jeff submitted a new form for requesting tenant information from owners that is allowed by Arizona law. Board reviewed the submitted form. Wayne motioned to accept the new form and to mail it out to all owners. Second by Ron. Board approved

**Comments from the Homeowners:**

A homeowner asked if it was a concern not having a year-round owner on the Architectural Committee. The board felt it was not a concern but would monitor it.

There was also a question about naming the streets. The board will have to look in to this in the fall.

A homeowner asked if condos still needed to be inspected when vacant. The board said yes.

A homeowner asked if there was an update for lot 14. Board indicated there was a builder interested in purchasing the 12 unbuilt condos and legal issues were being researched.

A homeowner asked if restrictions on parking 2<sup>nd</sup> and 3<sup>rd</sup> vehicles could be implemented. Jeff stated he believed there was nothing in the HOA documents that limit the number of vehicles. Will have to verify if this is something the HOA can implement.

Meeting adjourned at 8:00 P.M. Respectfully submitted: Jeff Twito, Manager