

Minutes of Sun Valley Villas HOA meeting
Monday , March 19, 2018
7:00 P.M. At the clubhouse

Board members Present: Ron Blaufuss, Don Dornburg, Diane Krause, Eric Franseen Dave Irvine and Wayne Woods

Absent Board Member: Orrine Parks

Manager Present: Jeff Twito

Homeowners Present: ?

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

Don Dornburg asked for approval of the board to accept the minutes from the February 26, 2018 HOA board meeting. This was accepted by the board.

Manager's Report – Jeff Twito.

Jeff stated that we have had a couple of condo sales with the average price in the \$130,000 area

Financial Report – Jeff Twito

Jeff went over the financials thru February 2018. The HOA collected \$41, 923.01 in dues for February. There was \$150.00 collected in transfer fees, and 4 weeks of wages paid. A letter went out to all homeowner's concerning Lot 14, asking the owners to vote on changing the size of the building to be built on that lot and we need 100% approval to accept the changes. There was \$25 paid out for the gas allowance to Arzee. 18 Olive trees were sprayed and we had miscellaneous expenses for garbage bags and lights. The exterminator sprayed outside for bugs. Total expenses for February was \$21,971.80, \$3200.00, under budget for February. \$20,000 was transferred to the reserve account, giving us a total of \$35000 transferred to the reserve account thru February, 2018. We now have a reserve account of \$235,000, making a total of \$276,847.00 in cash accounts

The Manager's and Financial report were accepted by the board.

Diane Krause reviewed the audit report, there were two meetings, and is issuing an audit report, with a corrected income of \$5,000 less than originally stated.

Diane asked if there were any questions. Ron Blaufuss asked if the HOA was going to perform an audit every year. Diane stated that it might be wise to do the audit every year rather than do an official audit that could cost up to \$10,000. Doing it every year might make it easier to keep an eye on expenses, etc. Ed Pitrowski asked about being in arrears every year and never catching up, Jeff stated that with the housing prices going up we might be able to catch up. Wayne Woods asked if we could send out notices every 90 days for those condo's that are delinquent.

The budget committee will be meeting in early November to establish the budget before the November, 2018 HOA meeting.

Dave Krause presented the landscaping report: The committee did a walk around on March 9, 2018 and discussed the gradual removal of the rest of the olive trees and replacing some with different kinds of trees. The citrus trees will be trimmed in house. Dave also mentioned the planting of the tree by Unit # 134 with donated money. Two ash trees were planted on March 10, 2018. There is a Eucalyptus tree by unit #145 to be cut down and replaced with another tree, the Landscaping committee is waiting for bids. Two trees will be trimmed by Unit # 146. A homeowner asked if they could get a tree planted by unit # 136. The committee is looking into this. The committee asking for approval for the bench that was placed by unit # 134 in memory of Dorothy Moum. This was approved by the board. There is

a ficus tree by unit # 156/256 that the owners asked to be replaced, the committee is first going to try to trim it to see if it will come back before discussing the possibility of replacing it.

The committee asking about planting a yellow bill bush for \$15.00, the was approved by the board.

The landscaping committee will be cutting down 11 olive trees outside the perimeter of the gates this fall and replacing some of them with a different kind of tree where needed. This request was approved by the board. Bev Preston asked that the olive tree to be cut down by unit # 246 be replaced with another tree for shade.

Eric Franseen suggested a 2-3 year plan in the budget on tree replacement.

Pool Committee – Dave Irvine, Chairman: The lounges and chairs at pool # 1 were all fixed on a temporary basis and new chairs and lounges were ordered to replaced the ones in bad shape. A new pump was replaced at pool # 1 and this new pump can be programmed to work at different speeds.. There were 50 new keys made and owners can contact either Jeff or Dave if owners are in need of replacements. A kit has been bought to fix the BBQ at pool # 1.

Architectural Committee – Ron Blaufuss, Chairman – The light standard by Unit # 159 and 160 has been repaired.

Safety and Security Committee – Ron Blaufuss, Chairman - Nothing to report, except for the police being called for a domestic problem, Ron was asked that he obtain a report on the call and then the owner should be called to address the situation at the unit.

There was a concern about the condition of the mail boxes and Wayne Woods will check into repairing any boxes that are in need.

Beautification Committee – Bev Preston, Chairman – Bev stated that the committee did it's last walk around last week and things have improved, with very few notifications needed. There is still a problem with amount of animal waste around and people are asked to make people aware of their responsibility in picking up after their animals

Jeryl Smith – Club House Chairman: Presented the report about the last dinner on March 17, 2018 and the upcoming breakfast on March 24, 2018. Jeryl is looking into pricing for carpeting in the clubhouse and has one bid and will be getting two more bids to present before the board to see if carpeting could be added to the budget for next year.

New Business:

The board is waiting to get bids on painting three buildings this summer along with the club house, the seal coating of the parking lot and the TV contract. There will be a meeting on April 3 to discuss all the bids and select a bid on all projects. This meeting is open to all interested homeowner's and will commence at 6:00 P.M. On April 3.

Wayne Woods presented a letter to the zoning commission on the property to be built on at Billings and Sossaman. The letter is concerning a walk way to the bus stop on Sossaman and the lack of parking

that is available, fearing that there will be too many cars parked on Billing's making for a hazard condition.

Tom Askew, Unit #239 asked about the use of the dumpster to get rid of furniture, there is some concern that the refuse company may not empty the dumpster if they are that full of furniture

Diane Krause asked that if homeowner's are aware of condo's being rented out on a weekly basis, they should write it up and give to Jeff Twito or he can't do anything about it. It is in our policy/CC & R's that this is not permitted.

Ed Pitrowski Thanked all the board members for all their work.

A reminder of the April 3 meeting for the bids out on the Seal Coating, the painting of the buildings and the TV contract.

The next HOA board meeting will be November 19, 2018

Motion to adjourn at 8:20 P.M

Respectfully submitted: Judy Juszak, Secretary