

Minutes of Sun Valley Villas HOA meeting  
Monday, March 20, 2017  
7:00 P.M. At the clubhouse

Board members Present: Judy Juszak and Ron Blaufuss, Don Dornburg, Jeryl Smith, Diane Krause and Dan Bird

Absent: Dave Irvine

Manager Present: Jeff Twito

Homeowners Present:

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

Members of the board introduced themselves

A motion was made to accept the minutes from the January 27, 2017 as were posted on the bulletin board and the web site, this motion was passed by the board.

Manager's report – Jeff Twito

- Jeff stated that there are 4 condos for sale – 3 are under contract (2 are short sales)
- The web site contract has been extended for 2 years.
- 25 Olive trees have been sprayed
- Renewed the termite inspection contract
- The shed for maintenance has been purchased and set up for a cost of \$3682.22

Terminate spraying for an additional	100.00
Blocks for the foundation	31.98
Bench	138.29
Shelving	151.22
Total cost	\$4103.70

The shed was added to the insurance policy with the contents also covered. We will also be purchasing a fireproof/hazard material storage cabinet.

- There have been several plumbing issues in the buildings. Building # 11 had a leak at the shut off by the meter, there were two pin holes in Unit # 219, Condo # 157 had a meter over-heating and tripping, this was repaired, there was a crack in the slab in Building # 1 which was repaired, and a ballast and bulb were replaced.
- Jeff Twito and Arzee attended a 2 day pool school for pool maintenance.
- Arzee will be draining and cleaning both hot tubs and the pools will be done in the late spring/early summer.

Financial Report – Jeff Twito, went over the financials through February, 2017. We are above budget for dues collected but we were over budget on expenses due to the plumbing issues as stated above. \$10,600 was transferred to the reserve fund which bring our balance up to \$238,015.

A motion was made and approved to accept the financial report.

## **Committee Reports:**

- Landscaping Committee: Don Dornburg, chairman

Don introduced his committee. They have done a walk around and found several things that need attending to – several trees need trimming and water line need to be repaired. His committee decided to leave the grasses areas near the gates as is.

There are 5 olives trees that need to be taken down – 1 by the closed gate, 1 by unit # 167, 1 by unit # 169 and 2 on 74<sup>th</sup> street (by doing this we will get rid of the cost of spraying every year) and all the work will be done by condo owners so should not cost much.

There was a question by homeowner if there were any plans on planting any other trees. There are none planned for now.

Don presented a request to approve the removal of these trees. This motion was approved by the board.

- Pool Committee – Dave Irvine, Chairman

Don Dornburg read the report submitted by Dave Irvine

The cracks in deck by on Pool # 1 were repaired, the pit in the pump room were cleaned and the roof on the lanai at pool # 1 was repaired. It has been decided to not convert the pools at this time to salt water, due to the high cost. Dave has asked that the cost of some new chairs/lounges be added to the budget for this next year for pool # 1.

- Clubhouse Committee – Jeryl Smith, Chairman

Jeryl introduced the members of the committee and announced a meeting scheduled for this Friday March 24, 2017 at 10 A.M. At the clubhouse

- Architectural Committee – Dan Bird

Dan introduced the members of his committee

A homeowner requested permission to change an outside light on the patio to a motion detector – which was approved.

- Safety and Security Committee – Ron Blaufuss, Chairman

Ron introduced the members of his committee

The committee did a safety check and decided to focus on some low-cost methods to deter non-residents from walking thru the complex. This will hopefully be accomplished by painting “Residents Only, no Trespassing” notices on the three sidewalks surrounding Pool # 1, in hopes this will deter non-residents from walking thru the complex. This will be done by the committee in-house and will only need the purchase of some paint and stencils.

A motion was made and accepted by the board to purchase and paint the signs.

- Beautification Committee – Judy Juszak and Bev Ferguson, Co-Chairs

Bev reviewed the last walk around and stated that the walk arounds seemed to be working and other than a lot of dog waste, there were no infractions. She suggested to audience that if they see people not picking up after their animals to please fill out a form found in the club house so we can address the situation with the animal owner.

**New Business:**

Jeff Twito, Manager went over the bids for the new foam roofing on 5 buildings and stated that these needed to be done before the warranties run out. Roofing Southwest's bid was \$77,028, a bit higher but not by much. A motion was made and approved to accept these bids.

Jeff also stated that he was getting bids to repaint 5 buildings (1,2, 3,12 and 13) in the complex. He has received one bid and will go out for 2 more bids. This painting does not have to be done until the fall. So far, he has received one bid for \$44,340 for a complete painting job (which includes the car ports), or a bid for just the buildings at \$36,950, and the trim only at \$14,750. We will ask for bids on the complete painting job.

Jeff received a contract renewal for the "Dish" for one year. There was a motion and approval to accept this contract for one year at the current rate. This will give us time to study the various companies out there for future Television contracts.

There will be a meeting of the budget committee on November 6, 2017 in order to have some figures by the next regular board meeting on the 3<sup>rd</sup> week in November, 2017.

**Homeowner's Comments:**

Dave Krause asked about repairing the car ports before they are painted.

John Preston had a question about repairing the roof tiles and when that is supposed to be done

Wayne Woods announced he had put up a pledge sheet toward the purchase of a cart for Arzee which could cost around \$2,500 for a used one.

Carl Johnson asked about the fountain and why was it on for such a short period of time. This time will be adjusted now that the daylight hours have changed

Question from Ron Ulmstead about raising the height of the gate by Pool # 2

Diane Krause mentioned the fact that the board can be contacted thru the website, which you can access thru ***MAIL.SUNVALLEYVILLAS.NET***

Meeting was adjourned at 8:35 P.M.

Respectfully submitted: Judy Juszak, Secretary