

**Minutes of Sunvalley Villas HOA Board Meeting  
Thursday, March 20, 2014 / 6:30 P.M. at Clubhouse**

Meeting was called to order at 6:30 P.M. by Joe Juszak/President

**Board Members Present:** Gloria Heames, Joe Juszak , Dalton Larson, Mick Durick and Dave Irvine, Jeryl Smith

**Board Members Absent:** Nick Pashulka

**Manager Present:** Jeff Twito

**Homeowners Present:** twenty-eight, in addition to the seven board members (Sign in sheet filed in Secretary book)

**Minutes from Previous Meeting:** Mick Durick motioned and it was seconded to accept the minutes from the previous meeting on March 6, 2014 as posted on the bulletin board. Joe asked if there were any additions or corrections. Minutes were accepted by the board as posted.

All members of the board introduced themselves to the all attendees.

**Manager's report:**

Jeff Twito mentioned that the old landscaping firm left early and that the new landscaping firm had begun working with attention first to the entrances and the weeds and will continue with regular mowing. They will try to delay trimming while all the plants are in bloom, as long as possible.

Arzee has repaired and repainted the retaining wall near Phase II pool. Painted the wood around the pool. The olive trees have been sprayed. Tony from G & R Falcon (dish) was here and checked as many dishes and receivers as he could and replaced them where needed. If there are any further issues, please call Falcon.

Repair of one of the main supply lines to the sprinkler system.

Phase I pool heater will be going off first half of April, and Phase II heater will be turned off in May. This coming winter Phase I will be heated in Nov-Dec and Phase II will be heated around Christmas day 2014.

The door to the clubhouse has been replaced and painted at a cost of \$1800.00. And now if a window gets broken it can be replaced without replacing the door.

**Financials**

Jeff Twito went over the financials for January and February, 2014. With an amount added in reserves, the total now is \$44,536.81

Ed Piotrowski (unit # 116) asked Jeff to explain about the Insurance money being paid in advance in order to save money.

**Committee Reports**

Landscaping Committee:

Chairman, Dalton Larson announced the committee: Dean Plantz, Janet Lamb, Sally Larson, and Sharon Keeler.

Dalton has received a request for some trimming of trees by unit # 233.

Beautification Committee: Gloria Heames, Chairman

Bev Preston, Chair person: Committee members, Tommie Johnson, Patty Burger, Irene Pashulka, Arlene Dufner, Jan Plantz. Gloria noted that the committee came up with some ideas on items that need to be taken care of to keep up the appearances of the association. There will be letters sent to owners specifying violations of current CCR rules.

Maggie Casmus (unit #241) asked how it is decided what is appropriate. Gloria stated that must go along with what the committee decides what is deemed appropriate if it is board approved.

Ana Valdiviezo (unit #260) asked how is it decided how it is decided what is acceptable.

Tish Bowling (unit # 168), asked if the homeowners will have a chance to have some input.

None of this will happen until the fall.

Dalton Larson stated that it will be posted on the web site and will again be posted on the bulletin board.

Budget Committee: Chairman, Mick Durick, Committee members: Bill Dufner, Wayne Woods, Patty Burger, Nick Pashulka and Tish Bowling.

Architectural Committee: Chairman, Dalton Larson, Ed Piotrowski and Saeko Yamauchi. Dalton made a motion and Mick Durick seconded to approve Committee members. No discussion from the board. All approved by the board.

Joe Juszak brought before the board a request for some work to be done by the pond; this will be brought up for the fall and the new budget.

Pool Committee: Dave Irvine, chairman. Members include Dean Plantz and Bill Lamb with special consultant, Wayne Woods.

2 new tables for the Phase I pool. New lounges and chairs should be arriving in the next few weeks. Restrapping is beginning for the old chairs and lounges.

Repaired light fixture by Phase II pool should be completed by Monday.

Found a repair for the Phase I pool chair legs for a cost of \$50.00.

Some of the chairs need to be repainted and will be done in-house.

The chip on the deck of phase I pool is under warranty and will be repaired when it is warmer.

The wooden tables at Phase I pool will be donated to the Girl's and Boy's club.

The new tools for both BBQ's have been stolen and will be replaced and chained to the BBQ.

Brought up for discussion was the idea of "NO Smoking" signs being put up at the pools. Dave asked for a discussion from the floor. Most of the owners felt that it should just be watched and approach anyone that is putting their cigarettes out on the new flooring.

Club House Committee: Chairman, Jeryl Smith, committee members are Janice Durick, Della Irvine, Edie Common, Kay Dornburg, Donna Johnson, Arlene Dufner and Judy Jenks. A recent meeting by the committee set up chairperson's for the coming year's activities.

The St. Patrick's dinner was a huge success, with 57 dinner guests. The food was great, we were right on with the amount of food we had and needed. Judy Juszak, Janet Lamb, Sharon Keeler and Kay Dornburg were the women in charge of the dinner.

The clubhouse is having problems with the refrigerator and we have had an offer of a donation of a used refrigerator from the Plantz's. Jeryl Smith made a motion to accept the offer with a second by Dalton Larson. No discussion from the board members. A Member from the floor asked its age. No other discussion. A vote from the board unanimously accepted the offer. There will be no cost to the HOA.

Jeryl mentioned the floor cleaning and we found a price of \$350.00. There was a motion from Jeryl to accept the price and have it done in the fall. Mick Durick seconded and there was no discussion. With a vote of aye from the board.

### **New Business:**

Bulletin Board – Asking for approval that all notices be signed and dated with a time limit for how long notices are left on the board.

A Condo owner from the floor had a few concerns on what is posted and why some things are torn off. Joe Juszak commented that he assured the owner that the board did not tear anything off. Another member concerned about the type of stuff posted that is an eyesore for anyone who might be interested in moving or renting in here.

One owner thought that it should be left up a month and another thought 1-2 weeks would be good. Joe Juszak thought we might consider having someone in charge of the bulletin board to keep it clean, etc. It was noted that two weeks seemed like a fair length of time to keep the notices up. This subject will be addressed again and finalized at the April meeting.

### **Homeowner's Comments:**

Ron Umsted (Unit # 147) A comment about the hand delivered notice of the complaints a homeowner voiced had also been posted on the bulletin board. Joe Juszak made a suggestion that if an owner has a question about board activities, to please come to a board member to get the answers to questions. The main concern was the idea of gates being installed. That is not up for consideration at this point.

Also a question from the floor asking about the posting on the web site and the bulletin board of all meetings that are held. This will be addressed and corrected by the secretary.

A question from the floor concerning automatic payments for the HOA dues. Not feasible because of the cost to the HOA.

A motion from the floor and seconded to adjourn, but prior to that Ed Piotrowski addressed from the floor concerning the board and the budget.

Meeting adjourned at 7:37 P.M.

Submitted by Secretary: Judy Juszak

