

Sun Valley Villas - Annual Meeting
Saturday, March 20, 2021
10:00am, via Phone In

Board Members Present, by phone in:

Mick Durick, Ron Blaufuss, Sharon Keeler, Diane Krause, Orrine Parks, Dave Irvine

Manager Present: Jeff Twito

Roll Call: There were 29 units represented who submitted ballots. There were 13 homeowners who attended in person. Total 42 for a quorum.

Meeting was called to order by President Mick Durick at 10:00am.
Proof of adequate Notice of Meeting was presented and accepted.

Motion: by Mick Durick to approve the Saturday, February 22, 2020 Minutes as posted.

Seconded by Diane Krause **Carried**

Manager's Report:

Jeff Twito reviewed the Operating and Income and Expense Report for the fiscal year ending December 31, 2020. Most categories were under budget. In January we were reimbursed, toward legal fees, \$23,000.00 for a home owner Court Judgment that was paid. This amount is shown in the 2020 income. Our total Income was \$436,717.16, and expenses \$300,456.94. The total transfer to the Reserve Account was \$148,550.00 and the budgeted transfer amount was \$78,550.00. The total expenses for the year was \$55,476.33, primarily for painting buildings 7,8,9, & Ph1 Pool Ramada; and Patch & Seal Parking Lot West 2/3rd. The Reserve Capital Improvement Fund balance is at \$451,490.24, and Operating Account balance was at \$32,872.04. Total cash balance end of year is \$484,362.28.

Motion: by Diane Krause to accept the December 31, 2020 year-end report by Manager

Jeff Twito **Seconded** by Dave Irvine **Carried**

Election Inspectors:

Donna Tiedeman, Bob Margraf, and Janice Durick, volunteered to count ballots for the new board members required. The inspectors moved to a private area to count the votes.

Open Comments/Questions from Homeowners:

1. Diane Krause reminded the Board of the suggestion that we implement a Pet Owners extra fee, as there are added costs with monitoring the pet issue, poop bags and poop stations. This should be taken up by the new Board Members.
2. Diane Krause suggested eliminating a grass area which is primarily used as a dog poop area, and which is getting disgusting because owners are not picking up after their pet. Something needs to be done?
3. Les Willems suggested a game camera be approved. A discussion followed.
4. Lynn Johnson suggested metered electrical charging stations be placed in front of the clubhouse, and then used for charging electric vehicles. Suggested we get information on the costs involved.

5. Ron Blaufuss inquired about Lot 14 and if the public auction is scheduled soon? Jeff advised that he spoke with our attorney and we should have a 30 to 45 day auction scheduled sometime in late April.
6. Clive Keeler inquired about our Insurance coverage, and in particular when there is water damage and it is not the owner's fault. Jeff advised that we have the usual typical insurance coverage and in order to change the insurance we would need to change our CC & R's. The CC & R's are 30 years old. A further question was if it is not the home owner's fault for the water damage, but the HOA's, that they should have their deductible reimbursed. This is an issue to be left with the Board.
7. Clive inquired if there is still trespasser traffic continuing through our complex. Owners stated that there is constant walking traffic, bikes, and skateboarders going through.
8. Donna Tiedeman was concerned about the areas where there are lots of weeds and also was wondering about installing railing for assistance getting out of the pool and also by the bridge area. This should be looked into. Jeff stated that the grounds people sprayed some weeds yesterday, but not sure if they sprayed the entire property.
9. Jeff was questioned regarding the landscapers. He stated he has received 1 quote and has had another referral, plus a meeting with a 3rd, and so should have 3 quotes by next week sometime, and get it presented to the Board by the beginning of April. We have a month to month Contract with the landscapers, so just need to give them 30 days notice. Diane Krause and Ron Blaufuss wondered about whether we can deduct pay for work that is not completed as per contract?
10. The owner in Unit 216 has an Oil Leak that needs to be cleaned up. Jeff said he will send a letter to the owner next week to get it cleaned up.
11. Discussion on water shut offs for each unit, in the older units. This is a major undertaking and perhaps we can check with someone on what the approximate cost would be and if it is even feasible.
12. Unit 214 questioned about bike racks being installed. This is an issue that has come up a number of times, and has had discussions previously. At that time noone wanted the bike rack placed at a central location, but rather under the stairwell of a unit, making it an eyesore for that unit. The HOA decided against it.

Notice of elected Directors:

Elected Board Members:

Don Dornburg - 3 year term
Lambert Krenn - 3 year term
Les Willems - 3 year term
Richard Krenn - 2 year term

Motion: Mick Durick adjourned the meeting 12:00 noon.

Seconded by Dave Irvine

Passed

Respectfully submitted,
Sharon Keeler, secretary