

SUN VALLEY HOA BOARD MEETING

Thursday, March 26, 2015

7:00 P.M. at the clubhouse

Call Meeting to Order

Introduction of Board Members

Approval of Minutes from March 7, 2015

Manager's Report – Jeff Twito

- Olive Trees sprayed
- Leaks around chimneys' at 234, 238 and 239 fixed
- Leak under the windows at unit # 210- caulked
- The water/leak resolutions have been hand delivered to residing residents and sent out to absent homeowners
- Web site was renewed
- Termite warranty renewed
- New flag bought for pole, old flag will be repaired and hung during the rainy season
- All units not following beautification rules have been tagged or sent letters

Financial Report – Jeff Twito

Jeff went over the financials thru February, 2015

Committee Reports

- Architectural Committee – Dalton Larson
 1. Damaged globes replaced
 2. Sidewalk that has heaved needs to be ground down and repaired – motion by Dalton to repair, Don seconded, motion passed to fix for a couple of hundred dollars
- Beautification Committee – Bev Preston, Chairperson
 1. Bev reviewed the two walk arounds – 65% in compliance, reissued 2nd notices on those not in compliance. Patty Burger will be in charge of the walk arounds during the summer to check on compliance
 2. Nothing will be done on revisions to the CC & R's until the fall
- Clubhouse Committee – Jeryl Smith
 1. Chairpersons assigned for club house duty, and sheet going around to sign up for helpers
 2. informal get togethers thru Oct and monthly dinners, etc will begin in Nov
- Pool Committee – Dave Irvine
 1. Restrapping of chairs, lounges at phase II pool will commence in Jan, 2016

2. Wayne Woods is checking into solar heating and salt water pools
 3. New water Testing Company to check into the pool chemical make-up possibly causing allergy/ rashes
 4. Preventive policy on maintenance equipment
 5. problems with games in pools
 6. New roof on phase # I pool will be investigated in the fall.
 7. We have new fans at Phase I pool and looking into new lights
 8. Painting of Fences to prevent rusting
 9. Pool # 1 hot tub not working, will be fixed this summer.
 10. Some chair bottom legs need to be fixed to prevent scratching on the pool surfaces.
 11. Question from floor about getting heaters for under the roof at Phase # 1.
- Landscaping Committee – Don Dornburg
 1. Trees needing trimming. By Unit # 141(Bldg 8) Olive tree starting to damage area from heaving. Motion from Don and seconded from Dalton to have the tree removed before it does any more damage, Approved by board with a revision to have it paid for at a cost of around \$700.
 2. Tree by Unit # 135 needs to be topped off and \$70 to trim tree to get it away from bldg.
 3. Eucalyptus tree by Unit # 146 needs to be trimmed for a cost of \$555.
 4. Any other trimming will be done by landscape company
 5. There is \$7000 in the budget to take care of trimming. Don motioned and Judy seconded to use extra money to take care of work done on trees, motion passed.
 6. A request to have the bushes behind Unit # 127 be trimmed.
 7. Ron and Sandy Umstead are donating some cactus on their property to the Association to be planted around the complex.
 8. Motion to remove the tree between Units # 127 and 128 to be replaced by 1-2 smaller fruit trees that will be donated. Don made the motion, seconded by Dalton, motion passed by a 3-2 vote.
 9. Locked fixed on Entrance door at clubhouse

New Business

- 3 bids received for seal coating of parking lot to prevent any water damage from the spring/summer rains. Motion from Dalton and seconded by Dave to approve the bid for \$6500. Motion passed.
- Motion on the floor to change attorneys. New attorneys from the offices of Maxwell/Morgan and exclusively HOA attorneys. Motion from Mick and seconded by Jeryl to approve the new attorney, motion passed.
- Trimming Fruit Trees – to be done in the summer
- Ficus Tree Trimming – to be done in the summer.
- Leak found in the skimmer at Phase I pool, this will be fixed this spring
- Palm trees will be trimmed this spring
- Dave motioned and Dalton seconded to give Jeff authorization for any additional monies up to \$3000 needed to be spent during the summer.

Questions from homeowner's

1. question on floor from Lynn Johnson about replacing older, large palm trees with younger, smaller ones (will be looked at by landscaping committee)
2. Joe Juszak asked about the lack of reserve monies. Wayne Woods asked about having a special assessment. Jeff said that that would take a yes vote from 67% of whomever votes

- November 21, 2015 will be the next board meeting at 7 P.M.

Meeting adjourned at 8:15 P.M.

Respectfully submitted: Judy Juszak, Secretary