

**Minutes of Sunvalley Villas HOA Board Meeting
Thursday, April 3, 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: There were fifteen (15) homeowners present, in addition to the six 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 20, 2014 as posted on the bulletin board. Joe asked if there were any additions or corrections. Minutes were accepted by the board as posted.

Manager's report:

Jeff Twito presented the bids for the repair work to be done on Buildings # 1 and # 2. A beehive was found and taken care of. Jeff and Arzee will take care of having the hive removed. Building # 7 has some tiles that need to be replaced.

Financials

Jeff Twito went over the financials for March, 2014 stating that we are bit ahead on collections for the year. Expenses for March are around \$1300.00 higher than expected due to higher Electric and water expenditures. There will be some common area repairs (on the ceilings of the patios) that are budgeted for \$1600.00

There were two expenditures from the capital improvement reserve, one for the new door on the clubhouse and for 2 cement tables at Phase #1 pool.

There is \$51,000.00 in the reserve account.

Committee Reports

Landscaping Committee:

Chairman, Dalton Larson, submitted a request to remove the two ornamental fruit trees and the tree by the walk to Phase # 2 pool. He would like to remove the ornamental fruit trees and replace them with trees that bear edible fruit. The tree by Phase #2 pool is reaching its full size and will begin to heave up the walk. He would like to replace it with a tree suitable for the desert. Our landscaper gave us the best price (\$740) for the removal of all three (3) and the replacement with 15 gallon container trees. These would be guaranteed. The cost of this project is within the budget of the tree care category.

With approval from the board, these would be taken care of this summer.

Dalton motioned to accept the bid for the trees, Dave Irvine seconded. Approved by the board unanimously.

The second request from Dalton Larson was a plan submitted by Dave Krause (Unit # 233) to replace the timbers by the water feature at Phase # 1 pool for a cost of \$1000.00 These timbers are rotten and falling apart and the plan is to remove and replace with

concrete blocks and to be done in-house by Dave, Arzee and volunteers who would like to help. Dalton motioned to approve this plan, seconded and approved by the board.

There is a request from a homeowner to prune a bush that is between Building # 2 and #3 that is by a grapefruit tree, to make the fruit more accessible. This request was denied.

Dave Krause (Unit # 233) asked the board for permission to have the orange tree outside his patio trimmed. It is so tall that they can not see past it and wants to keep it under control. The request had previously been granted by an earlier board to have it trimmed yearly and Dalton Larson suggested that we honor that approval. The tree has already bloomed this year so it was suggested not to trim it till after the fruit and before it blossoms next year. Dalton motioned to accept this request; it was seconded and approved by the board. The work will be done in-house.

Budget Committee: Chairman, Mick Durick stated that his committee will meet in November and present their budget at the November, 2014 meeting.

Architectural Committee: Chairman, Dalton Larson, presented several requests from homeowners:

- 1st request was for a security door on a condo, this was approved.
- 2nd request was for tiles for a patio, this was approved.

Patio, deck and entryway committee – Bev Preston, Chairman, presented the updated regulations for the Patios and front doors. These will be posted on the web sight and on the bulletin board. Some of the rules established are as follows:

- Any new wall ornaments on the front walls are permitted to take up no more than 20% of the wall space without permission.
- Hummingbird feeders are allowed on the back patios.
- No seed bird feeders are allowed because they attract rodents.
- No solar lights by the front walks.
- Second floor railings are allowed to have approved hangers for flowers that do not allow water drip below.
- No fake decorations in amongst the plants except at Christmas time.

Please refer to the web sight for a full list of acceptable items. These are all existing CC & R rules.

Pool Committee: Dave Irvine, chairman.

Dave updated the board on all the work that has been done at the pools.

The Light fixture by Pool # 2 has been repaired and re-installed and painted.

Jeff Twito and Arzee are going to restrap the chairs and lounges at both pools in house, so the cost will be minimal

The new chairs and lounges for the pools should be here in 2 weeks.

Next year there will be a new concrete table for Pool # 1 in the budget and also for some more new chairs and lounges for both pools.

Club House Committee: Chairman, Jeryl Smith,
Jeryl presented her report, stating that Saturday coffee and Wednesday cocktail hour are still in progress.

The used donated refrigerator is in the clubhouse and is in fine working condition. Club house rentals are handled by Sandy Umsted if anyone is interested in renting it for parties, etc. Information is on the bulletin board.

The clubhouse floor will be professionally cleaned this fall.

New Business:

The board set up the November, 2014 board meeting on Nov. 20th, 2014 at 6:30 P.M. Jeryl Smith suggested that if anyone wanted a hard copy of the CCR's that they could contact Jeff Twito and he would do it for cost. Jeff explained that we are required to issue the CCR's for any new homeowners. Joe Juszak, President suggested that a hard copy be put in the clubhouse for anyone that would like to read it, PLEASE JUST READ IT AND KEEP IT AT THE CLUBHOUSE.

Jeff Twito had some work requests to be approved by the board – for some work on the recoating of the roof on Building # 2 for a cost of \$9000.00 with a warranty. This was approved by the board.

2nd request was for Building # 13 – the tile needs to be pulled and the foam replaced because of some leaking into the condos. This to be done at a cost of \$19000.00. The motion was made by Gloria Heames and seconded by Dalton and approved by the board members.

The second part of the request was for some work at the landings by the front door for an additional \$3000.00 was not approved.

Mick Durick made a motion to approve a \$3000.00 emergency fund for Jeff Twito for the summer months. This was approved by the board.

Bulletin Board – The board approved the new rules for the bulletin board. All notices, letters etc from the homeowners must be signed and dated with the Unit # on the notice or letter, and are allowed to be up for two (2) weeks. This does not include board minutes and agendas. One side of the board is for homeowners and one side is for HOA information. There will be a note up on the board stating the rules.

Homeowner's Comments:

Sally Larson (Unit # 137) stated that she is extremely happy with the new landscapers and the work they are doing.

A motion from the floor and seconded to adjourn.
Meeting adjourned at 7:37 P.M.

Submitted by Secretary: Judy Juszak

