

Minutes of Sunvalley Villas HOA Board Meeting Minutes

Tuesday, January 15, 2013 / 7:00 pm at Clubhouse

Meeting was called to order at 7:04 pm by Gloria Heames/President.

Board Members Present: Gloria Heames, Patty Burger, Joe Juszak, Nick Pashulka & Michael (Mick) Durick

Board Member Absent: Lynn Johnson

Manager Present: Jeff Twito

Homeowners Present: Twenty-Three (Sign-in sheet filed in Secretary Book)

Minutes from Previous Meetings:

- Patty Burger motioned to accept Board Meeting 11/19/12 Minutes as posted on Bulletin Board. Motion was second by Joe Juszak. Motion was amended to add Checks for donations for boulders/shrubs should be made out to Sunvalley Villas HOA by Patty Burger. Amended motion was second by Joe Juszak. Patty Burger motioned to accept Board Meeting 11/19/12 Minutes as posted on Bulletin Board with amendment. Motion was second by Joe Juszak. Motion was unanimous.
- Joe Juszak motioned to review the Unapproved Meeting Minutes before Secretary posted to bulletin board. Motion was second by Patty Burger. Motion was unanimous.

Manager's Report – Jeff Twito

- Manager's report was received and filed in Secretary Book.

Financial Report – Jeff Twito

- Jeff Twito went over Sunvalley Villas HOA Operating Account Year-To-Date 12/31/12 Actuals vs. Budgeted Income/Expense. (Financial Report filed in Secretary Book)

Landscaping/Beautification Committee – Patty Burger (Committee report received & filed in Secretary Book)

- Patty Burger motion to accept the Tree Replacement Plan created by Will Steiner/Landscape Design Specialist for Sunvalley Villas HOA. Motion died as no second. Dean Platz and Ed Piotrowski advised they went to the City of Mesa and were advised that no Landscaping Plans were ever filed with the City of Mesa; therefore Sunvalley Villas was grandfather in and does not need to meet City of Mesa tree compliance regulation/code. Mick Durick motioned to table the Tree Replacement Plan permanently. Motion was second by Nick Pashulka. Motion passed with 4 aye votes (Gloria Heames, Joe Juszak, Mick Durick & Nick Pashulka) and 1 nay vote (Patty Burger).
- Patty Burger motioned that 2 Shamel Ash be planted on side of Building 11/Unit 154, 1 Shamel Ash in front of Unit 144, 1 Pistache-Chineses in front of Unit 110 and 1 Ficus planted by stairway Unit 130-131. Patty Burger rescinded her motion.
- Patty Burger motioned that 1 Shamel Ash in front of Unit 144, 1 Pistache-Chineses in front of Unit 110 and 1 Ficus by stairway Unit 130-131 be planted in February using funds Board approved for Replacement Trees. Motion was second by Joe Juszak. Motion was unanimous.
- Received a homeowner request for the orange tree behind Unit 233 to be trimmed significantly this spring. Jeff Twito will contact Tree Doctor and find out how and when tree can be significantly trimmed and cost. He will report the information back to the Board and if need to be done soon, a Special Meeting will be called.

Clubhouse Committee – Gloria Heames (Committee report received & filed in Secretary Book)

Pool Committee

- No report

Architectural Committee

- No report

Unfinished Business

- **Annual Meeting**

- Saturday - 02/16/13 / 10:00 am (Sign in 9:30 am) / Clubhouse

New Business

- The new Board elected in February will create a committee to review Sunvalley Villas policy in regards to items on patios and front entry way. They will then create a proposal with their recommendations on items on patios and front entry way to the Board.
- A globe needs to be replaced in front of condos 165-166. Jeff will check into ordering some globes.
- Mick Durick motioned to approve homeowner's request to switch parking spot for Unit 161 to Unit 261 parking spot. Motion was second by Joe Juszak. Motion was unanimous.
- Board received a complaint about HOA electricity being used for Holiday Lights. Patty Burger will come up with a proposal in regards to using HOA electricity for Holiday Lights and present to the Board.
- Patty Burger motioned All Pro Sweeping to sweep the parking lot once a month through October – April and two times a month from May – September. Motion was second by Joe Juszak. Joe Juszak motion to table sweeping of parking lot until Jeff Twito can discuss sweeping the parking lot curbs with Arzie/Maintenance Person and report back to the Board.

Homeowners Comments

- John Ferguson/Unit 247: Can anything be done for damage to roofs by contractors doing work on roofs (i.e., replacing/servicing air conditioners). Jeff Twito advised that CC&Rs say they need to notify the Architectural Committee when they are replacing their air conditioner. Jeff Twito will add notice of rule about this with Annual Meeting notice
- Dean Plantz/Unit 125: Inquired about the big dogs on the property. Jeff Twito advised that he should fill out a complaint form and the issue will be addressed. If big dogs are still here after 7 days, fill out another complaint form and owner will receive a second notice with fine.
- Jeff Twito advised any complaints should be put in writing and turned into Jeff Twito/Manager.
- Wayne Woods: Stated he has 12-14 carport signs with the building numbers on them which can be put up on carports.
- Della Irvine/Unit 128: Submitted a letter thanking Past and Present Sunvalley Villas Board Members for their hard work in keeping these condos moving in a positive direction. Gloria Heames read the letter.

Mick Durick motioned to adjourn meeting. The motion was seconded by Joe Juszak. Motion was unanimous. Meeting adjourned at about 8:30 pm.

Submitted by Secretary: Patty Burger

Sunvalley Villas Manager's Report – January 2013 Board Meeting

1. The olive trees will be sprayed on Wednesday(16th), Thursday(17th) or Friday(18th).
2. Annual meeting notice with mail in ballots will be mailed during this week and next week.
3. 7 tons of granite was ordered to finish around the retaining wall by building 13, along with 13 boulders ordered by the landscape committee.
4. All Pro Sweeping was contacted and the rate quoted for parking lot sweeping last year will still be honored for this year if the board so chooses.

CLUBHOUSE COMMITTEE MEETING – January 14, 2013

A meeting was held to discuss future plans for the clubhouse dinners. Starting next year all pot luck dinners will be held on the 3rd Wednesday of the month, combining the dinner with the regular 'happy hour'.

On February 14th, our Valentine Dinner will be held with Rosemary, Janice, Mary, Jan and Della being responsible for the menu and coordinating the dinner.

On March 19th, the St. Pat's dinner will be the responsibility of Gloria, Della, Janet and Connie.

Our last dinner of the year will be on March 31st and it will be an Easter Dinner.

Sunvalley Villas Landscaping Committee Report – 01/2013

The greenery, boulders and trees are an asset to our community and provide much pleasure. It is part of what makes Sunvalley Villas appear more like a 'resort' and an oasis in the desert.

Committee Name: Landscaping/Beautification

Committee Members: Patty Burger/Chair, Pauline Dahlberg, Dave Krause, Lynn Johnson, Rick Krenn, Rob Schaffer, Sharon Stockton & Ana Valdiviezo

Progress on Boulders/Shrubs Donation Replacement

- Thank you for your donations: Les & Suzanne Willems, Carl & Sharon Stockton, Rob & Therese Schaffer, Marcy Riehl, Rick & Brenda Krenn, Bob & Donna Johnson, Irene Jamieson, Naomi & Jim Edwards, Bill & Arlene Dufner, Pauline Dahlberg and Patty Burger
- All Boulders purchased and placed
 - Thank you Sharon & Fritz Stockton grandsons and Therese & Rob Schaffer for placing the boulders
- Shrubs will be purchased week of 02/18/13 with donations and Work Day will be scheduled for Saturday, 02/23/13 to plant shrubs
 - Still taking donations for shrubs \$10 - \$15 (Golden Barrel Cactus \$23)
 - Checks are to be made out to Sunvalley Villas HOA

Tree Replacement Plan Ready for Board Approval

- Tree Replacement Plan was create by Will Steiner/Landscape Design Specialist to meet the City Requirements with input from homeowners
- Landscaping/Beautification Committee every year will make recommendations of which trees to be planted according to the plan and the budget for that year
- Manager & Landscape/Beautification Committee Chair will have copies of Plan
- Will Steiner has the original Plan and when time comes to plant any of the trees, he is willing to come out and mark where the trees are to be planted
- By approving this plan, when City inquires about compliance to trees, SVVHOA can show plan and advise that every year we will be planting trees to meet compliance as Budget allows

Replacement Trees Recommendation for February Planting this Year to be Presented to Board for Approval

- 3 Shamel Ash -- Two on side of Building 11/Unit 154 and one in front of Unit 144
- 1 Pistache-Chineses -- Front of Unit 110
- 1 Ficus -- By stairway Unit 130-131

These trees were selected because of homeowners' requests and shade to buildings. The amount of trees is based on the \$2000.00 funds allocated in the 2013 Budget.

Quote for Planting Trees

CYC Landscaping did the planting of the other trees last year. They have given us a quote of \$2099.42 for the above trees which is attached.