

**Sun Valley Villas - BOARD MEETING**  
**Thursday, April 15, 2021, 5:00pm via Phone in**

**Board Members Present:** Sharon Keeler, Dave Irvine, Don Dornburg, Lambert Krenn,  
Rick Krenn

**Board Members Absent:** Les Willems, Ron Blaufuss

**Manager Present:** Jeff Twito

**Homeowners Present via Phone:** Charlice Steien, Tom Askew, Clive Keeler

**Homeowners Present in Clubhouse:** Michelle Unit 220; Laurie Hazen Unit 121,  
Bob & Nancy Margraf Unit 226

President, Dave Irvine chaired the meeting, and was called to Order at 5:00pm. There was a quorum.

Notice of Meeting had been posted.

All Board Members identified their attendance by a Roll Call.

**Motion:** by Don Dornburg that we accept the February 16, 2021, Board Meeting Minutes as posted. **Seconded** by Sharon Keeler **Carried**

**Motion:** by Don Dornburg that we accept the March 25, 2021, Board Organizational Meeting Minutes as posted. **Seconded** by Sharon Keeler **Carried**

**Manager's Report:**

- Lyon's Roofing did the Tile Underlayment project, which went very well and they did a good job. Down payment of \$21,195.00 has been paid
- Sprayed the 2 remaining Olive trees, to prevent olives
- Building 11, the concrete slab and steel support post-staircase replaced
- removed 2 bee hives from the property
- Trimmed 6 trees, removed 1 dead tree, ground 4 remaining tree stumps
- Under slab leak in Unit 135. Did not jackhammer up the slab, but rerouted the pipe through the ceiling in Unit 135 and up through Unit 235. Plumbing cost of \$2,648.75. The drywall, insulation and texturing is complete. HOA total cost was \$13,762.05, less the \$5,000.00 deductible for a total of \$8,762.05 (included drying out process as well),
  
- Jeff then provided and went over the March 31, 2021, Financials - Actual and Budgeted.
  - Total expenses March 31/21 \$30,623.24
  - A sum of \$5,900.00 was transferred to the Reserve Account.
  - received insurance claim proceeds of \$8,762.05
  - Total expenses y-t-d over budget by \$1,643.17
  - Balance in Wells Fargo Money Market is \$322,381.34
  - Total Washington Federal Certificates of Deposit is \$123,316.96
  - Total Reserve Capital Improvement Funds is \$445,698.30
  - Operating Account Balance \$49,869.69
  - Total funds as of March 31, 2021 is \$495,567.99

**Motion:** by Don Dornburg that we accept the Financial Report as presented  
**Seconded** by Rick Krenn **Carried**

President Dave Irvine asked Jeff if there were any violations outstanding. Jeff stated that there is a new owner which has a gas grill, so a notice will be going to that unit.

**Committee Reports:**

**Lot 14:**

Jeff Twito reported that Default Judgment has been obtained and a lien has been registered against the title in the sum of \$310,000.00. The Sheriff Auction is scheduled tentatively for May 6, 2021. The bid would have to be for the \$310,000.00 plus. If no one bids then the HOA will obtain a Warranty Deed. The current owner has 30 days to redeem the property. No appraisal is being done at this time.

**Architectural:**

No requests made. No report.

**Budget Committee:**

No report

**Pool Committee:**

Dave Irvine has checked with Jeff and everything seems to be operating fine. The heat will be shut down on one of the pools shortly.

**Landscape:**

Jeff advised that he has forwarded an email to our current landscape provider, advising that we are withholding funds until everything that needs to be done gets caught up. Cost for current landscapers is \$1,780.00/month. Jeff has received 3 other Landscape quotes. We budgeted for \$2,200.00/month. The quotes received vary from \$2400 to \$2800/month.

**Clubhouse:**

No report

**Beautification:**

No report

**Safety and Access:**

No report

**Resident Outreach Committee:**

No report

**Old Business:**

1. The issue of the grass area that is constantly being used by dogs is becoming unsightly and owners are not picking up. It was stated that persons from outside our community have been bringing their dogs in and using the area as well. There is a waste disposal stand in that area. Lambert Krenn suggested that we leave this issue until the fall. Clive Keeler also suggested that perhaps there is a deterrent that could be sprayed in the area.

2. Dave Irvine brought up the issue of our insurance in regards to damage that is caused, but is no fault of the owner. Jeff advised that he was having our attorney look into that and he will be getting back to the HOA with his report. Our insurance is renewed yearly, at the end of December.

**New Business:**

1. Lambert Krenn brought up the issue of the recommendation of charging an extra fee to all pet owners, to cover the cost of the poop stations and bags, and for clean up that isn't always done by owners.

**Motion:** by Lambert Krenn that we implement a pet owner fee, with a set amount, and to establish a written Policy in that regard.

**Seconded** by Sharon Keeler      **Carried**

Jeff will check into this issue and what our fee could be.

2. Jeff advised that we need a new Bulletin Board, which had to be moved when they installed the new Mail Boxes. A new Bulletin Board, that is also weather resistant, can be purchased for \$800.00 to \$1200.00.

**Motion:** by Don Dornburg that Manager, Jeff Twito, purchase a new Bulletin Board and have it installed.

**Seconded** by Lambert Krenn      **Carried**

3. Laurie Hazen brought up the issue of cement blocks be placed, instead of an actual sidewalk, along the west side of the clubhouse pool. It was suggested that we leave that issue until the fall and let the Landscape Committee look after it.

**Motion:** by Don Dornburg to adjourn the meeting

**Seconded** by Sharon Keeler      **Carried**

Respectfully submitted,  
Sharon Keeler, secretary