

Sun Valley Villas – Board Meeting

Monday April 4, 2022, 7:00pm

Board Members Present: Dave Irvine, Don Dornburg, Michele Hunter, Lambert Krenn, and Les Willems.

Board Members via telephone: and Richard Krenn

Board Members Arriving Late: Erica Perkins

Manager Present: Jeff Twito

Signup sheet of homeowners in attendance available at request.

President, Dave Irvine chaired the meeting. Meeting called to order at 7:02pm.

Notice of meeting had been posted.

All Board Members identified their attendance by a Roll Call.

Motion: by Don Dornburg that we approve the March 14, 2022, meeting minutes as posted.

Seconded by Lambert Krenn **Carried**

Manager's Report:

Jeff Twito reported that there would be no March financial reports. Bank statements have not been received yet. Updated the status of the entrance signs, dog registrations, and building 10 tile underlayment project.

Meeting notes to here taken by Jeff Twito.

Meeting notes from here forward are taken by Erica Perkins, secretary, who has just joined meeting.

Committee Reports:

Architectural Committee:

Issue of drapes brought up because of application made to hang drapes by Unit 153. Should this be tabled? Richard inquires if the Board wants to allow or not. Discussion follows.

Motion: by Don Dornburg, that we do not allow drapes on patios. Dave wonders if we can do that? Jeff says we can because the preexisting drapes can be grandfathered in.

Seconded by Richard Krenn **Carried**

Application for drapes on Unit 153, denied. Jeff will send letter to homeowner regarding this decision.

Pool Committee:

Dave advises on requests to update patio stones along pool #2 fence line. He advises if we decide to go ahead with the project, the Landscape Committee should decide on the particulars of the project, i.e., size, etc.

Motion: by Don Dornburg to use 16" stones

Seconded by Richard Krenn **Carried**

New Business:

1. Insurance agent has written an addition to our policy to cover the gap in our existing policy. All owners should also have gap coverage added to cover deductible, which is the owner's responsibility. If this addition to the policy is approved, Jeff will mail notice out to owners. Joe asks why this wasn't in the policy to begin with. Jeff advises that the policy is based on our CC & R's. He also states this does not relieve owners of inspections. Per our 14-day policy, as Diane Krause points out.

Motion: by Don Dornburg to accept the resolution.

Seconded by Lambert Krenn **Carried**

2. Building 10 rain gutters. Units 246 & 242 already have gutters for similar issues of rain running into patios and flooding them during the rainy season. Jeff is looking into the situation and going to work on getting quotes. He advises if the rain is coming off of the roof, it is the HOA's responsibility to remedy. If the floor of the patio is sloped back, then it is the responsibility of the owner to remedy.

3. Set meeting dates for summer months for June, August, and October.

Homeowner Comments:

1. Lynn Johnson inquires about the water issue on building 10, unit 153. Architectural Committee to look at those issues.

2. Patty Burger inquires when new trees will be planted, when the palm trees will be skimmed, when Ficus trees will be trimmed, and when the mesquite tree at Bldg. 10 will be trimmed. Will landscapers be doing it?

5. Tom Askew inquires when March minutes will be posted on website. Jeff will send the minutes to Diane to post.

6. Michele Hunter joins the Landscape Committee.

7. Diane will post sign ups on bulletin boards for committees.

Motion: by Don Dornburg to adjourn the meeting.

Seconded by Erica Perkins **Carried**