

Sun Valley Villas - BOARD MEETING
Monday, February 17, 2020
7:00pm at the Clubhouse

Board Members Present: Ron Blaufuss, Diane Krause, Wayne Woods,
Sharon Keeler, Jim Richardson

Absent Member: Orrine Parks, Eric Franssen

Manager Present: Jeff Twito

Homeowners Present: 22

Meeting was called to order by President, Ron Blaufuss at 7:00pm

Proof of adequate Notice of Meeting by President, Ron Blaufuss.

Motion: by Ron Blaufuss to approve the Minutes as posted on the Bulletin Board with amendment as requested by Jeryl Smith.

Seconded by Wayne, **Passed**

Introduction of HOA Board to Members in attendance.

Manager's Report:

Jeff went over the January 2020 Financial Statement as provided.

We deposited a total of \$41,763.54, budgeted \$34,086.00, with a difference of \$7,677.54 some of this amount is from past dues and some is from prepaid. We collected a sum of \$1,050.00 from violation fines, we were reimbursed \$23,504.54 for a judicial judgment against a home owner for attorney fees and court costs, earned \$.54 in interest, and other revenue of \$155.00.

-Pool Repairs - we replaced the backwash mechanism in Phase 1 Pool
-Planted a total of 6 new trees, with 3 under plant replacement for \$750.00

-Ground out 14 tree stumps

-Common area repair - had heat pump serviced

-Monthly exterminator service. Beginning of each year we do our termite warranty on the newer buildings.

-Purchased an air compressor for maintenance golf cart tires. Golf cart had annual maintenance done with 2 tires replaced.

-Total expenses \$29,470.61, budgeted \$31,784.56, under budget by \$2,313.95.

-Transferred to Reserve \$1,800.00

Jeff Twito suggested as we have \$80,364.83 in the operating account, that we transfer a sum of \$40,000.00 to the Money Market Account. We have approximately \$140,000.00 to be spent this year on capital improvements under the Reserve Study, and once that work is completed and we see what amount is remaining, we can then look at reinvesting.

Motion: by Diane Krause, to transfer \$40,000.00 from Operating Account to Wells Fargo

Money Market Account **Seconded** by Wayne Woods **Passed**

Jeff Twito provided two quotes on seal coating to be done this winter on west 2/3rds of parking lot. Two quotes were received for 64,985 sq.ft.

Road Runner Paving for a total of \$18,481.63.

Ace Asphalt Paving for a total of \$24,058.00

- both estimates do not address alligator cracking.

Motion: by Diane Krause to accept RoadRunner Paving quote with work to be done in March 2020 and that Jeff Twito request the work to be done over a 2 day period.

Seconded by Ron Blaufuss **Passed**

Laurie Hazen, Unit #121, brought up the issue again in regards to their parking stall, and provided photos. Hazen's parking stall is approximately 12 inches narrower than the neighbouring stall. Jeff Twito advised that he would speak to Roadrunner Paving and have them redo the parking lines.

Security Cameras:

Diane Krause addressed the issue of Security Cameras and the new "Architectural and Landscape Control Policy" that is being amended to include Security and Video Doorbell cameras. We did not have anything in place to address security cameras and it has become an issue in our community. A Policy was drafted and provided to our Attorney for review. Upon receiving recommendations from our attorney, our Policy was amended to include the suggested changes. Diane advised that the video ring doorbell may need to be removed or changed as most of the doorbell's face the neighbour and this is not consistent with the new Policy.

Motion: by Diane Krause that we amend the Architectural and Landscape Control Policy as submitted to the Board and Jeff Twito by email on February 9/20.

Seconded by Wayne Woods **Passed**

- Jeff to revise our Policy as provided, and letter to be sent to all home owners of the new Policy, and the written Request Form required to be completed and approved or disapproved, by the Architectural Committee if they wish to install a security camera or video doorbell.

Sidewalk between Bldg 5 & Pool 2:

Wayne Woods suggested a sidewalk, with drain pipes, to be installed between building 5 and Phase 2 Pool. It was requested that we put this item in the budget for next year. Dave Irvine addressed this issue and was against it, suggesting that it may cause more traffic going through on skateboards, bikes, etc. The matter was tabled.

Signs on Entrance Gates:

This matter has been brought up on numerous occasions, and nothing has been done. The Safety and Security Committee is to take action and redo the entrance signage. Wayne Woods suggested that we wait until after the police officer attends our next meeting, to see what helpful opinions she may give us.

Lighted Map at 74th Street Entrance:

Wayne Woods advised he would look after this matter. The map is cracked and barely legible during the day and at night it is completely illegible. Wayne Woods received an approximate estimate of \$200.00. Diane Krause advised that it has already been placed in the budget.

Motion: by Diane Krause that we have Wayne Woods look after the upgrade of the lighted entrance sign with a cost of no more than \$300.00.

Seconded by Jim Richardson

Passed

Clubhouse Committee/recommendations on installing carpet:

President Ron Blaufuss read a message from the Clubhouse Committee chairman which indicated that a discussion had been held at the last meeting regarding the placement of carpeting on the clubhouse floor and it was unanimously voted down. Jeri Blaufuss advised that the next clubhouse meeting is to be held on February 26/20 at 3:30pm.

Owners Comments:

1. Diane Krause spoke about the phone in meetings that can be held monthly. Diane stated that the phone in she had looked at previously had a lot of hidden fees and would be costly. We will instead go with the free conference call that we have used previously, but we have a "paid account", which allows up to 1000 people to dial in by phone or through an email that you can connect with your computer, ipad or other device. We will put the phone number information on the website. When you see on the website, that there is a meeting scheduled, you will then be able to connect. Diane suggested that we give this a try during our March meeting. One Board member will need to be present at the meeting.
2. Dick Rehn asked if our dues are up to date and Jeff advised that they are generally in good shape, we may have a few that are 1 or 2 months behind for some reason, but nothing major.
3. Jeff Twito advised that under the new Arizona legislature he needs to send out invoices monthly to each homeowner. This will be an added cost to the HOA. It was asked whether owners that pay quarterly, bi-annually, or yearly, can waive this process. Jeff indicated he didn't think it could be waived, but will check if possible.

4. Bill Lamb asked why there was a red X on the pool deck? Jeff advised that we have another water leak at Phase 1 Pool. Jeff was getting a quote on the repair.
5. Bob Margraf asked about the \$140,000.00 cost for improvements that were being done this year. Diane Krause advised that this was our 15 year Reserve Study, and Diane said she would sit down and explain it to Bob if he wished.
6. Wayne Woods said that 2 years ago he had looked into putting new numbers on the mailboxes. Wayne said he has an extensive file with the Post Office. Wayne said he now has hopes that we will finally get something done. The Post Office admitted that the boxes belong to them.
7. Jim Richardson brought up the issue of the noise level in the Clubhouse, and although we don't seem to want carpeting, is there something else. It was stated that we have previously had a consultant come in, and the current sound boards were put on the wall and ceiling. This was done 20 years ago and there probably are new materials on the market. The suggestion was that we have the Clubhouse Committee, take the initiative of checking what noise absorbing material may now be available, and the cost involved.
8. Laurie Hazen said the hot tub in Phase 2 Pool was very yellow looking. Jeff advised that the next time they drain the hot tub he would see about getting it cleaned professionally.
9. Tom Askew and Joe Juszak asked Jeff about the complaints that are sent to him and why they don't get a response back about the complaint. Jeff advised that letters are sent to the homeowner who then has 21 days to respond pursuant to Arizona Law. A fine cannot be assessed until after the 21 days. If another complaint is filed a week later, then the next step is taken. Jeff has agreed to report to the Board of the number of complaints he has received.
10. Comment was made in regards to unknown persons entering unlocked Units, and in one case a theft involved. Also the broken car window and the throwing of water filled doggy bags unto patios. Wayne Woods advised to call the Police, whenever there is an issue, who will then do more drive throughs.

Motion: Meeting adjourned 8:30 pm by Diane Krause,
Seconded by Wayne Woods **Passed**

Respectfully submitted,
Sharon Keeler, secretary