

Sun Valley Villas - Annual Meeting
Saturday, February 22, 2020
10:00am at the Clubhouse

Board Members Present: Ron Blaufuss, Wayne Woods, Sharon Keeler, Orrine Parks

Absent Member: Diane Krause, Jim Richardson, Eric Franssen (resigned, no longer owner)

Manager Present: Jeff Twito

Roll Call: There were 7 units represented who submitted ballots. There were 29 homeowners who attended the annual meeting. Total 36.

Meeting was called to order by President, Ron Blaufuss at 10:15am.

Wayne Woods introduced Dawn Blake, a Mesa Crime Prevention Officer, who spoke to the homeowners present explaining what they do, and provided us with important information on keeping our homes safe. A lengthy question and answer period followed. She provided a number of preventive measures that can be taken: motion lights, ring doorbell, no Trespassing signs, call 911 if an incident is in process, and call the non-emergency #(480)644-2211 if a non-emergent incident, and registering in the No Trespassing and Neighbourhood Watch Program. Dawn will provide us with the type of "No Trespassing" signs that are helpful.

Wayne Woods thanked Dawn for attending.

Proof of adequate Notice of Meeting was presented and accepted.

Motion: by Sharon Keeler to approve the February 16, 2019 Minutes as posted.

Seconded by Wayne Woods **Passed**

Introduction of HOA Board to members in attendance.

Manager's Report:

Jeff Twito reviewed the Operating and Income and Expense Report for the fiscal year ending December 31, 2019. Jeff went over a number of items that were reported at the January 2020 Board Meeting. Most categories were under budget, where we were over budget is mainly legal fees which pertained to Lot 14, but in January we were reimbursed, toward legal fees, \$23,000.00 for a Court Judgment that was paid. This amount is shown in the 2020 income. Our total Income was \$408,431.24 and expenses \$313,218.10. The total transfer to the Reserve Account was \$102,600.00 and the budgeted transfer amount was \$82,600.00. The total expenses for the year was \$26,465.80, primarily for painting buildings 10 & 11 at \$24,800.00. The Reserve Capital Improvement Fund balance is at \$357,636.70, and Operating Account balance is at \$45,161.82. Total cash balance end of year is \$402,798.52.

Items scheduled for year 2020 are:

- seal coat the remaining 2/3rds of the parking lot
- scheduled painting the last 3 buildings, 7,8 & 9
- roofs - pull the tile and put new underlay on the newer buildings, 1,2,3,4,5,6, 12, and clubhouse
- signage and paint perimeter walls and fencing
- stucco repairs
- will get 3 quotes for the Board for the work scheduled
- estimated cost of work to be done \$139,366.00 as per 15 year Reserve Study
- estimate Reserve balance at end of year \$300,000.00.
- Landscaping is being put out for tender

Election of Inspectors:

Nancy Margraf, Tom Askew, Mick Durick, and Jeff Twito volunteered to count ballots for the new board members required. The inspectors moved to a private area to count the votes.

Election inspectors returned and announced the results of the vote and the two new **Board Members:**

- Dalton Larson - 3 year term (write in candidate) accepted
- Dave Irvine - 3 year term (write in candidate) accepted

Owners Comments:

1. Darlene Piotrowski (unit #116) advised that there is a car next door to them that has leaked unto the pavement. Jeff stated he would get Roadrunner (paving company) to fix when they are seal coating the parking lot area.
2. Ed Piotrowski suggested that when placing new signs, that signs be placed on the fence bordering us and the Sunvalley Casitas, and by the clubhouse, which may help with persons jumping over that fence.
3. Laurie Hazen (unit #121) suggested two sided signs in certain areas, and also advised that you can get solar ring doorbell cameras so you wouldn't have to do the rewiring.
4. Dave Irvine suggested a motion light be placed on the Clubhouse.

Organizational Meeting was scheduled for Monday, February 24, 2020, 7:00 pm, to be held at the Clubhouse.

Motion: Wayne Woods adjourned the meeting at 11:30 am
Seconded by Orrine Parks **Passed**

Respectfully submitted,
Sharon Keeler, secretary