

**Sun Valley Villas – Board Meeting**  
**Tuesday November 8, 2022, 7:00pm**

**Board Members Present:** Dave Irvine, Les Willems, Lambert Krenn, Richard Krenn, Michelle Hunter, and Erica Perkins

**Board Members via telephone:** Don Dornburg

**Manager Present:** Jeff Twito

**President,** Dave Irvine chaired the meeting. Meeting called to order at 6:59pm.

Notice of meeting had been posted.

All Board Members identified their attendance by Roll Call.

**Motion:** by Richard Krenn that we accept the April 4, 2022, Annual Board meeting minutes as posted. **Seconded** by Lambert Krenn

**Manager's Report:**

Jeff Twito updates the board and attendees on the events since the last meeting

- Vandalism
- Arzie medical leave of absence
- Drained water feature, cleaned, cracks patched refilled after palm trees trimmed and skinned
- Building 10 all tile underlayment replaced
- Contractor cleanup of scuppers and patched cracks in parapet walls
- Replaced light fixture in phase one pool hot tub
- Planted 3 trees on 74<sup>th</sup> street
- Removal of beehive in building 1

Financials not yet available for the meeting

Jeff provided and reviewed Operating Account YTD 10\31\2022 Actuals and Budgeted Income\Expense

- 2 water situations claimed on insurance, 1 process completed, 1 still outstanding resulting in over budget on insurance
- Over budget on Administration fees for Lot 14, 12 units, property taxes
- Over budget on pool chemicals due to rising costs of chlorine

- Over budget on pool supplies due to purchase of ladder socks
- Over budget on winter lawn planting but planting usually happens and was budgeted for the month of November, cost was significantly less than last year
- Over budget on common area expenses due to drywall repairs and roof leaks

\$56,350.00 transferred to reserve

Questions and discussion on information presented

### **Homeowner comments:**

Diane Krause, unit 233, inquires about status of paid dog fees

Martin, unit 151, points out that there is no fee for service animals which may cause a discrepancy in number of dogs and amounts received

### **Review of Applications submitted to Board:**

Caitlyn Sullivan, unit 102, has applied to add an iron fence to the wall around the patio of the unit for security purposes

Jennifer Stewart, unit 161, has applied to hang drapes on her patio for shade, privacy, and aesthetics

Martin, unit 151, comments on water issues he is having on his patio when it rains

Christy Mortenson, unit 105, comments on trespassers who climb wall on 74<sup>th</sup> street

Diane Krause, unit 233, informs the meeting participants that Mesa police should be called for all issues, per previous conversations with the police department

### **Budget Committee:**

Meeting Thursday, November 10

Dave brings up termite damage at pool ramada, he is seeking contractor quotes. He wants to add this to the budget for 2024 or 2025

## **Pool Committee:**

Committee will meet at the beginning of January to discuss needs

Irene Jamieson, unit 244, asks about the lights in clubhouse pool, Jeff explains and will follow up

Discussion of pool fence height and compliance

Jeff explains that the clubhouse pool fence does not comply with Maricopa County regulations and will be brought to compliance when it is replaced, but the other pool complies

Pam, unit 119, brings up her noise complaints with the rental unit above her.

This prompts discussion on noise, condo owner rights to rent their units, quiet enjoyment disruption, complaint process, rental time frame, calls to social service by mandatory reporters, rights of families, and more

Richard Buck, unit 105, asks that we get back on course as these discussions are to happen after the committees have reported

## **Landscape Committee:**

Update on landscaping that was done including:

Palms trimmed and skinned

Ficus trees trimmed by the Krenn brothers, Arzie, and Rob

Dead plants between buildings 7 and 8

The tree at the north end of building 1 will be discussed at the next meeting as it and the birds who inhabit it are making a mess

## **Clubhouse Committee:**

Committee will be meeting on Wednesday, November 9, 2022, at 7:00pm

Arzie to clean floors in clubhouse every week

### **Beautification Committee:**

Jeff has had violations on his walk throughs, he has followed the procedures for notifying the owners

The committee will schedule walk throughs when all the members are back and ready

### **Safety & Security Committee:**

There isn't much to report

The committee needs members

### **Lot 14 Committee:**

Diane Krause, unit 233, give background on the committee and its formation, informs that the sale is close, the developer has been given a second extension, until the middle of January, the contractor will own, build, and sell all units

### **Old Business:**

1.) Jay Gelber, unit 124, has applied to install an EV charging station at owner cost and responsibility, recommendations have been followed by Jay

Jay asks for a letter of approval from the HOA for his records

**Motion:** by Les Willems to approve of Jay Gelbers' application. **Seconded** by Erica Perkins **Carried.**

2.) Stepping stones to be installed by clubhouse pool, 16 X 16, \$8.00 each, Jeff will pick up, Martin, unit 151, volunteers to help with the placing of the stones

### **New Business:**

1.) Website needs to be updated, Diane Krause gives an update on options for moving forward, she asks for volunteers to help with the website transition and maintenance. Erica Perkins has volunteered to help with the website

**Motion:** Richard Krenn moves to go ahead with Diane's recommendations to outsource the upgrade of the website to our current provider, Network Solutions. **Seconded** by Erica Perkins **Carried.**

### **Homeowner Comments:**

- 1.) Martin, unit 151, inquires if an investigation into gating the community has ever taken place. Discussion on this followed.
- 2.) Caitlyn Sullivan, unit 102, asks when the Architectural Committee can meet with her regarding her application, plans to be made to meet with her and review
- 3.) Diane Krause, unit 233, brings up the variance for the dumpster, discussion follows
- 4.) Suggestion\Comments\Complaint form submitted: trash can by the mailboxes for throwing out junk mail, discussion regarding, Jeff will investigate the regulations, there may be one close after Lot 14 is built
- 5.) Suggestion\Comments\Complaint form submitted: to change pool hours to open at 9am or 10am instead of 7am, struck down
- 6.) Suggestion\Comments\Complaint form submitted: There is concern about parking cars long term in visitor parking spots, discussion follows, Jeff will investigate whether something can be added to the parking policy, after which the Board will discuss solutions

**Motion:** Erica Perkins moves to adjourn the meeting. **Seconded** by Les Willems.  
**Carried.**