

Sun Valley Villas – Board Meeting
Thursday January 26, 2023, 6:30pm

Board Members Present: Dave Irvine, Michele Hunter.

Board Members via telephone: Les Willems, Lambert Krenn

Manager Present: Jeff Twito

President, Dave Irvine chaired the meeting. Meeting called to order at 6:30pm.

Notice of meeting had been posted.

All Board Members identified their attendance by Roll Call.

Motion by Michele Hunter that we accept the November 8 and November 22, 2022 minutes as posted. **Seconded** by Les Willems. **Carried**

Manager's Report:

Jeff provided and reviewed Operating Account YTD 12\31\2022 Actuals vs Budgeted Income\Expense

- 2 water situations claimed on insurance, 1 process completed, 1 claim has still not been completed.
- Over budget on Administration fees for Lot 14, 12 units, property taxes for two years.
- Over budget on pool chemicals due to rising costs of chlorine.
- Under budget on winter lawn planting, cost was significantly less than 2021.
- Over budget on common area expenses due to drywall repairs from in wall/ceiling water pipe and roof leaks.

A total of \$92,572.40 was transferred to the reserve fund in 2022.

Questions and discussion on the information presented.

Motion by Michele Hunter to approve financial report. **Seconded** by Lambert Krenn. **Carried**

Committee Reports: No reports presented by the architectural, budget, landscape, clubhouse and the safety/security committees.

Pool Committee: Phase 1 pool ramada repair/replacement will be reviewed by the pool committee and board in 2023. Suggested homeowners have an opportunity to participate in the design and discussion process.

Beautification Committee:

The committee walked on 1/18. 15 door hangers were left on doors, mainly pertaining to weeds in the patio areas. Jeff will send a few letters and emails. It was noted that there were a few patios with non-patio type furniture.

Discussion ensued regarding drapes that have been hung by owners on their patios. Some have had Architectural Committee approval, and some have not.

Motion by Les Willems to follow the current policy regarding roll down sunscreens on the patios/balconies and for the drapes to be removed. Letters to owners with the drapes to be sent out. **Seconded** by Lambert Krenn. **Carried.**

Lot 14 Committee:

The sale is still pending. The developer has been given a third extension, until the middle of March. It is still contingent on the City of Mesa approving the building permits. The developer has submitted the plans to the City of Mesa for building permit approval.

There will be a fifth garbage dumpster added. Mesa is saying it needs to be installed in the island by the mailboxes where it was originally approved and located. The HOA removed it for traffic safety reasons. Safety will be the reason the HOA would seek a variance to its location.

Old Business:

- 1.) Stepping stones to be installed by clubhouse pool. A quote was received by AZ Yard Maintenance to install for \$1200.00. After some discussion volunteers will be recruited and they will be installed in house.
- 2.) Website Update. Diane is working with Network Solutions and the update to the website is in progress.

New Business:

- 1.) Annual Meeting Date: The board approved the annual meeting date for Saturday, February 25, 2023 at 10:00 am in the clubhouse. Sign in to begin at 9:30 am.
- 2.) New Cox Communications TV Package: Jeff presented the new Cox Communications 5-year Cable TV proposal. A comparison between the existing tv package and the new proposed tv package is attached. The new tv package will include an increase in channels and an upgrade to a dvr receiver. The first year monthly cost will be lower than the current monthly cost, with a max 5% increase each year. There will also be \$0.00 billing for 2 months if contract is signed by 1/31/23.

Motion by Lambert Krenn to approve the new 5-year contract with Cox as presented.
Seconded by Les Willems. **Carried.**

Homeowner Comments:

- 1.) Tom, unit 239, inquired if one of the citrus trees by building 7 could be removed. Landscape committee to investigate it. Also suggested the meeting notices be on bright colored paper. Mentioned lots of non-resident foot traffic between buildings 7 and 8 and may fencing and gate should be added.
- 2.) Laurie Hazen, unit 121, suggested the two palo verde trees in the parking lot islands by units 108 and 121 be looked at for possible removal.
- 3.) Donna Tiedeman, unit 250, suggested the rope handrails on the bridges be replaced.
- 4.) Robert Schaefer, unit 156, brought up the cracks in the pool decks.
- 5.) Diane Krause, unit 233, said people are feeding stray animals and this should not be taking place.

Motion by Michele Hunter adjourn the meeting. **Seconded** by Lambert Krenn.
Carried.

COX COMMUNICATIONS TV PACKAGE

Current TV Package: Expires 7/31/23

Contour TV Starter: 75 Channels
No Premium Channels Included

Price Per Condo: \$32.81 + tax
Total Monthly Bill: \$4765.21

Current equipment included:

1 HD receiver / 2 HD min-boxes

Proposed TV Package: 3/1/23 to 3/1/28

Contour TV Ultimate: 250 Channels
HBO/Showtime/Cinemax/Stars: Included

Proposed Price Per Condo: \$28.81 + tax
Projected Monthly Bill: \$4174.78
Approximately \$600 reduction per month
There will be a 5% increase each year.

Cox is offering 2 months free if contract is approved and signed by 1/31/23

Proposed Package Equipment Included:

1 HD DVR receiver / 2 HD mini-box