

Sun Valley Villas – Annual Meeting of the Members

Saturday February 25, 2023, 10:00 am

In-person and via Phone in

Board Directors Present: Dave Irvine and Erica Perkins

Board Directors Present via Phone: Les Willems, Lambert Krenn, and Richard Krenn

Board Directors Absent: Michele Hunter

Manager Present: Jeff Twito

President, Dave Irvine chaired the meeting. Meeting called to order at 10:03 am. There was a quorum.

Notice of meeting had been posted. Proof of adequate Notice of Meeting was presented and accepted.

All Directors present identified their attendance by Roll Call

Motion: by Richard Buck, unit 105, to approve the minutes of the 2.26.2022 Annual Board Meeting **Seconded** by Ron Blaufuss, unit 160 **Carried**

Managers' report

Agenda, notice of annual meeting of the members, minutes from 2022 Annual meeting, 2022 income\expense report, information from Cox Cable on outage, Director Nomination Forms for candidate, and voting ballot were mailed to owners within the appropriate time amount of time before the scheduled meeting date and time

Property to be without internet and cable service part of the day, Monday Feb. 27th, while Cox does upgrades, review of new Cox plan, there will be no price change, Jeff will mail notices when all information is available, Jeff will provide Cox phone number to owners

Diane Krause to add Cox phone number to HOA website when it becomes available

Landscaping company will start spring rejuvenation on bougainvillea, oleander, and Texas sage, notice will go out regarding this mid-March and posted on carparks

Jeff Twito provided a financial report for the year ended December 31, 2022

Actual and Budgeted

Total expenses 12.31.2022, \$378,709.64

Total budgeted expenses 12.31.2022, \$353,052.19

Total variance 12.31.2022, \$25,657.45

Total transferred to Reserve 12.31.2022, \$92,572.40

Total Capital Improvement Expenditures 12.31.2022, \$32,396.56

-new signage at 74th St & Billings St entrances \$3,374.16

-Bld 10 tile underlayment replacement down pmt \$8080.00

-Bld 10 tile underlayment replacement final pmt \$20,942.40

Wells Fargo Money Market net balance 12.31.2022, \$393,587.71

Washington Federal Certificates of Deposit 12.31.2022, \$123,658.28

Reserve Capital Improvement Fund 12.31.2022, \$517,245.99

Operating Account balance 12.31.2022, \$47,539.04

Total Funds 12.31.2022, \$564,785.03

Motion: Lynn Johnson motion to accept the Financial Year End Report as presented. **Seconded:** by Joe Juszack **Carried**

Election Inspectors:

Tom Askew, Charlice Steien, and Ron Blaufuss volunteered to count ballots for the new board members required. The inspectors move to a private area to count the votes.

President Dave Irvine asks the persons running for the Board to introduce themselves.

Keith Arneson stands up and introduces himself.

Candidate **Jennifer Ramirez**, unit 153, and candidate **Bryan Koestner**, unit 252, are not present but have submitted information about themselves on their nomination forms.

Homeowner Comments:

-Diane Krause, unit 233, gives an update on the new website, the design team is in the process of creating it

-Diane Krause, unit 233, gives a Lot 14 update, it is in a holding pattern right now, the City of Mesa has asked for a few changes, changes are being made

-Diane Krause, unit 233, comments that there has been an improvement in feeding the stray cats

-Diane Krause, unit 233, comments that she has the Reserve Fund information if anyone wants to see it, a new study to be conducted this year

Diane Krause, unit 233, informs that the City of Mesa is offering monetary incentives for removing grass areas and improving sprinkler systems in an effort to combat future water shortages, we should consider this as it will eventually be mandated, special subcommittee of Landscaping Committee to be proposed at future meeting

-Les Willems, unit 253, thanks Diane Krause for her hard work on the website update

-Les Willems, unit 253, thanks Dave Irvine for his years of service to the community

-Lambert Krenn, unit 130, asks if the curtains have been taken down at unit 153

-Jeff responds that letters have gone out for all violations

-Laurie Hazen, unit 121, asks that all upcoming expenditure information be added to website

-Diane Krause, unit 233, comments that the website is open to all and not secure for financial information to be posted, requests can be made to Jeff for a copy of the Financial Statements, Jeff will be updating expenditures, the Board will get copies and there will be binders in the Clubhouse with that information as well

-Lynn Johnson, unit 234, asks for a schedule of the repairs that are to be done and the reserve balances

-Ron Blaufuss, unit 160, asks about the Reserve Study

-Jeff responds that the new study will take place late Spring\early Summer

- Donna Tiedeman, unit 250, asks for a list of the projected projects
- Jeff responds that he has that information and can be sent as requested through email
- Joe Juszak, unit 227, asks if the Reserve Study will consider the new building at Lot 14
- Jeff responds that it will, he will provide all the necessary information for the study to be completed
- Diane Krause, unit 233, goes over the reserve fund
- Rob Schaffer, unit 156, asks for a schedule of the upcoming improvements so he can plan accordingly
- Diane Krause, unit 233, responds that the website can have a link that will have a schedule of the upcoming improvements schedule

Notice of elected Directors:

Bryan Koestner, unit 252 - 3-year term
Keith Arneson, unit 132 - 3-year term
Jennifer Ramirez, unit 153 -1-year term

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

Meeting adjourned at 10:41am

Respectfully submitted.

Erica Perkins