**Sun Valley Villas – Board Meeting of the Members**

**Thursday March 23, 2023, 6:00pm**

**In-person and via Phone in**

**Board Directors Present:** Keith Arneson, Lambert Krenn, and Erica Perkins

**Board Directors Present via Phone:** Les Willems and Jennifer Ramirez

**Board Directors Absent:** Michele Hunter and Bryan Koestner

**Manager Present**: Jeff Twito

**President**, Keith Arneson chaired the meeting. Meeting called to order at 6:00 pm. 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 Lambert Krenn to approve the minutes of the 3.2.2023 Board Organization Meeting **Seconded** by Erica Perkins **Carried**

**Managers’ report:**

Carport damage to building 13 fixed

Cox channel update is in progress

A letter will go out to residents via mail and on doors regarding the landscaping rejuvenation that will start on Monday. This will affect the bougainvillea, Texas sage, oleanders, and cassias

Financial report - Income

$50 in Dog Registration Fees, will send out annual dog fee notices next month

Other Reserve shows a $150 transfer fee for 1 condo sale transfer fee

New Business

3 CD’s will mature in March and April

Certificate of Deposit 8217 has matured, can be renewed for either 7 months @ 4.35% interest or for 13 months @ 4.15% interest

Certificates of Deposit 8233 and 8274 will mature in April, Board may want to stagger the renewals for these?

Les Willems asks for Budget Committee member, Ed Piotrowski’s recommendations on Certificate of Deposit 8217

Ed, unit 116, recommends Board chooses the 13-month renewal

**Motion**: by Lambert Krenn to approve the 13-month renewal of Certificate of Deposit 8217 **Seconded** by Les Willems **Carried**

We will look at the Certificates of Deposit 8233 and 8274 at the April Board Meeting

**Architectural Committee report:**

No members present

Unit 163 has requested to replace granite on the bedroom side of their patio with artificial grass and gate install

Richard Krenn on the committee would like to meet w\ contractor, a letter was sent to the owner requesting this meeting but no response from unit owner

Richard Krenn recommends that the request be denied at this time until the committee is able to meet with the unit owner and\or contractor

They have not found a third member yet as no one has signed up

**Budget Committee report:**

No action to report

Members are Les Willems, Diane Krause, Rick Krenn, and Ed Piotrowski

**Pool Committee report:**

No action to report

Members are Bryan Koestner as chair, Tom Askew, Lynn Johnson, and Christy Mortenson

**Landscape Committee report:**

Members are Lambert Krenn as chair, Rob Schafer, and Erica Perkins

A walk around the grounds was completed on 3.18.2023, 45 + plants and shrubs needed, committee asks the Board to release the all funding needed to purchase the plants and shrubs so that owners who are here right now can help plant. The purchases will stay within the budgeted amounts

Laurie Hazen, unit 121, asks if there is a finalized plan or drawing of the purposed plant and shrub replacements

Charlice Steien, unit 113, asks about watering

Keith, unit 132, informs of testing irrigation system grants that are available if needed

Les Willems, unit 253, asks for a plant proposal

**Motion:** by Lambert Krenn that the Board approve the Fall funding for planting now **Seconded:** by Les Willems **Carried**

In regard to tree care and to come out of the budget for tree care, the committee is getting quotes for the removal of 4 Palo Verde trees and 1 Mesquite tree on the property, will address this more at future meetings

Laurie Hazen asks if this includes the tree by her unit

Les Willems recommends that Diane Krause and Bryan Koestner create a sub-committee to do more investigation into the grass removal incentives with the City of Mesa

Laurie Hazen comments that if we allow dogs, we should provide a place for them

Keith Arneson will create a sub-committee and give recommendations at a later date

**Clubhouse Committee report:**

No members present to report

**Beautification Committee report:**

Members are Tom Askew, Christy Mortenson, Nancy, and Ryma Meier

A walk through the property was completed last week, door hangers were put out and some second notices are going out via mail

Charlice Steien asks if weeds inside patios are sprayed, Jeff responds, “No”

Ed Piotrowski asks about fence that was installed on a patio, Jeff responds that it was approved by the Architectural Committee

Tom Askew asks if that should have been approved by the Board, Jeff responds No, it is in the CCNR’s that the Architectural Committee can decide on such requests

Discussion ensues on the power the Architectural Committee holds and the possibility of updating the CCNR’s when Building 14 is done

**Resident Outreach Committee report:**

Members are Jennifer Ramirez as chair, Erica Perkins, and possibly Les Willems

Jennifer requests new owner and resident information so as to welcome them and provide them important information

Les Willems supports the idea of welcoming new owners and residents

**Lot 14 Committee report:**

Members are Ed Piotrowski, Diane Krause, and Mitch

Another 60-day extension was given by the City of Mesa to the builder as the code has changed causing revisions and a resubmittal of plans for permit

**Safety & Security Committee report:**

No members yet

Do we need this committee? Table this committee for now

Laurie Hazen asks that the step\ramp at the back of the clubhouse be painted for better visibility, Jeff responds that he will have Arzie paint it

Website update, per Diane Krause, given by Erica Perkins

Diane is working with Network Solutions to get the website up and running, the first draft is done and under review, Diane will have a phone meeting\training session to learn how to update website on our own

Les Willems asks if owner information will be posted on website, Jeff responds, No, it cannot be without everyone’s permission

Charlice Steien responds that she has a list if anyone needs it

**New Business:**

1. Keith would like the management of the Board email to have a process established, he will manage the email account and disperse the emails to Jeff and the appropriate committees
2. Review and consider Capital Improvement Projects
   1. Rebuild Phase 1 pool ramada
   2. New pool furniture
   3. Repair\reseal eastern 3rd of parking lot, board should approve to put out to bid before April meeting, Jeff to get 3 quotes to bring to April meeting
   4. Repair\replace Phase 1 pool fence

**Motion:** by Les Willems to begin bid process for reseal of parking lot **Seconded**: by Lambert Krenn **Carried**

**Homeowner Comments:**

Les Willems requests that the Pool Committee get quotes for the scope of work and design for the replacement of the pool ramada

Ruth Haines, unit 139, requests that the pool ramada not be taken down in the summer while work is being done as the full-time residents use it and need it for shade during the hot months

Tom Askew, requests that the fence between buildings 9 and 10 be fixed or replaced

Next meeting scheduled for Thursday, April 20, 2023, at 6:00pm

**Motion**: Les Willems moves to adjourn the meeting. **Seconded** by Lambert Krenn **Carried**

Meeting adjourned at 7:00pm

Respectfully submitted.

Erica Perkins