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

**Thursday April 20, 2023, 6:00pm**

**In-person and via Phone in**

**Board Directors Present:** Les Willems, Michele Hunter, Jennifer Ramirez, Lambert Krenn, and Erica Perkins

**Board Directors Present via Phone:** Keith Arneson

**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 3.23.2023 Board Organization Meeting **Seconded** by Les Willems **Carried**

**Managers’ report:**

**-**Phase 1 pool heater replaced funding from Reserve Fund

-No March Cox Cable bill due to 2 months free on our new plan

-99% of rejuvenation pruning done

-Phase 1 pool will have the gas heater turned off at the end of April, phase 2 pool will remain on for a while longer

-Water leaks outside of 2 units fixed, on one the plumbers fixed and installed 2 individual shut off valves outside of units, the second leak was behind the refrigerator wall in unit, plumber fixed

Financials

-$50.00 in pet registration fees collected

-$2.53 in interest earned

-Other revenue includes transfer fee for condo sales and bank fees

Expenses

-The budget is in line

-Property insurance went up more than expected this year, we will look at policy updates to decrease premiums and increase deductible

-Community area electrical work done by building 1 utilities under budget

-Cable under budget, cost to decrease even further with new plan

-We are under budget currently

-A transfer was made into the Reserve Fund for projected expenditures and for the cost of Phase 1 pool heater

-Wells Fargo Money Market YTD beginning balance is $393,587.71

-Interest earned in March is $50.98, YTD is $146.77

-Transfer from Operating Account for March Is $7940.66, YTD is $13,740.66

-Phase 1 pool heater replacement was $5140.66

-Total in Wells Fargo Money Market Fund YTD is $402,334.48

-1 CD, 8217, matured and was renewed for 12 months at 4.15%

-Certificates of Deposit 8233 and 8274 will mature in April, decision will be made by Budget Committee on how to proceed

-Total Reserve-Capital Improvements Funds YTD is $526,094.06

-Operating Account balance YTD is $57,644.29

-Total expenses ending March 31, 2023, is $33,522.02

-Total Funds YTD is $583,738.35

Homeowner comments:

-Diane Krause, unit 233, when the budget is examined for the upcoming year, the insurance policy should be reviewed

-David Wilkinson, unit 264, is in investments and has some ideas on how to earn a better interest rate on the CD’s

-Keith Arneson, unit 132, asks if letters will go out to membership with the Cox Cable information, Jeff responds that he is working on gathering the necessary information and will send it out when he has it

-Jen Petrillo, unit 218, asks if DVR will be included, Jeff is investigating that but to his knowledge the plan will include 1 DVR and 2 mini boxes

Architectural Committee Report:

-They are still short 1 member for the 3-member committee, to address in New Business

-Dave Krause will be moving and leaving the committee the first week of May

-Rob Schafer has expressed interest in joining the committee

**Motion**: by Keith Arneson to recommend Rob Schafer to the Architectural Committee **Seconded** by Les Willems **Carried**

**-**No new request

-Unit 264 requested to enclose balcony has been approved

-Unit 163 requested to remove granite and shrub and install turf has been denied at this time due to no response by owner to request to speak with contractor

-Jeff to send approval letter out

Budget Committee Report:

-Keith has received the minutes from the committee meeting, per request

-Les Willems, chairperson, reads the minutes of the meeting, members are Rick Krenn, Ed Piotrowski, Jeff Twito, they received a historical background from Diane Krause, reviewed the operating account, stress the importance of the A+ rating that SVV has, schedule of budget review

Pool Committee Report:

-Bryan Koestner has stepped down as he is selling his unit

-Keith asks Tom Askew if he want to move to the chair position, Tom declines

-Les Willems asks what the goal is of the committee

-Les Willems volunteers to head up a committee to look at the Phase 1 pool ramada replacement

Keith Arneson volunteers to chair the committee

Landscape Committee Report:

-Walk around done on 3.25.2023

-Planted 28 bushes and plants, may have to wait until the fall to plant the remainder

-5 trees to be removed

-Lambert Krenn recommends that all 5 be removed for the quote cost of $2975.00

-Keith Arneson informs all that there is a line item in the budget for tree care that includes palm trimming as well

**Motion:** by Les Willems to approve the money for the tree removal and proceed with the removal **Seconded** by Erica Perkins **Carried**

Clubhouse Committee Report:

-Jerri Blaufuss, chair, in attendance

-Nothing to report

Beautification Committee Report:

-Tom Askew in attendance via phone

-Nothing to report

Resident Outreach Committee Report:

-Jennifer Ramirez, chair, in attendance

-Committee would like to rename itself

-Welcome packet ideas

-Continue Saturday morning coffee throughout entire year

-Jeff will provide the committee with new owner information

-Ed Piotrowski recommends a name other than Sunshine Committee as that is taken by another organization

-Committee to think of other name ideas

Lot 14 Committee Report:

-A request for information on update on status has been made to the buyers

Website Update:

-Website is now live

-List of annual expenditures, 5 year plan, and committee purpose\goals may be added to website

Keith Arneson has asked Myra Anderson to join the Board due to Bryan Koestner resignation, this would be to finish out this term, she has agreed

**Motion:** by Lambert Krenn to appoint Myra Anderson to the Board **Seconded** by Michele Hunter **Carried**

Keith Arneson reminds that there is also a Vice-President position to fill and asks if there is any interest

**Motion:** by Les Willems to appoint Myra Anderson as the Vice-President **Seconded** by Erica Perkins **Carried**

Homeowner Comments:

Ed Piotrowski, unit 116, on behalf of unit 216 owners, the landscapers have done damage to car from leaf blower, Jeff will talk to landscapers

-Ed Piotrowski outside neighbor seen bringing dog into grassy area, he confronted her and said he would call the police if he saw her trespass again

-Ed Piotrowski suggests that the dog station be removed and\or moved to another location to combat the dog park problem

-Diane Krause suggests that we create a committee of our pet owners to come up with solutions to the dog park problem, Jennifer Ramirez and Erica Perkins volunteer to come up with some ideas on this

-Laurie Hazen, via Michele Hunter, unit 121, asks if the concrete step at the back entrance of the clubhouse has been painted yet, Jeff will get Arzie to do it

-Laurie Hazen, via Michele Hunter, comments that there are several Ring doorbell cameras that are not aimed properly, Jeff will send out notices

-Laurie Hazen, via Michele Hunter, has noticed old residents using the pool, do we want to rekey the pool? Keith to look into how to proceed on this

-Donna Bauer, unit 229, has noticed people vaping in the pool area, Keith Arneson to look at signage and smoking policy

-Debra, unit 120, received notice of curtain violation, is upset at the procedure and timeframe given to comply, and asks about other units with curtains

-Debra, unit 120, upset with noise level at pool 2

-Keith responds that it is impossible to police noise issues and does not know what can be done when it is within the pool hours

-Erica Perkins, unit 235, suggest signage regarding noise and consideration for your neighbors

-Laurie Hazen, via Michele Hunter, has the graffiti on the stop sign been removed? Jeff has ordered a new stop sign, will put up when it arrives

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

Meeting adjourned at 7:50

Next meeting will be on May 18, 6:00pm

Respectfully submitted.

Erica Perkins