

SUNVALLEY VILLAS BOARD

March 21, 2024 – 6:00 pm

MEETING MINUTES

The Sunvalley Villas (SVV) Board met on March 21 at the SVV clubhouse. Board members Myra Anderson, Keith Arneson, Martin Dueber, Michele Hunter, Rob Shaeffer, Janelle Sullivan, & Les Willems (by phone) attending. SVV Manager Jeff Twito and 17 SVV residents attended.

ITEM	DISCUSSION & ACTION
PAST MINUTES Jan 27, Mar 2, 2024	Myra moved; Janelle seconded to approve the minutes. Motion carried.
MANAGERS REPORT	1) <u>Financials</u> . Jeff provided overview of the YTD (year to date) financials information provided. All is on target with budget.
	2) <u>2025 Improvements</u> . Jeff noted there is \$350,000.00 allocated for capital improvements in the upcoming year (parking lot resealing, re-foam two buildings for warranty purposes, etc.
COMMITTEE REPORTS	
Architectural (J. Sullivan, chair)	1) The committee is new and has not met yet. 2) <u>Water Feature Work</u> . Of note, in early February, the water feature/stream bed was emptied, cleaned thoroughly, cracks repaired, and re-filled according to expert advice. Thanks to Rob S for leading this project, as well as Ron & Myra A, Dennis & Ryma M, & KO A for this day of work. (And thanks to Charlene O. for providing the pizza lunch for them!).
Budget & Audit (L. Willems, chair)	1) The new committee has not met yet.
Pool (KO Arneson, chair)	1) <u>Signage</u> . The new signs will be installed within a week (some are faded & outdated). The committee will scrutinize policies/rules on website to assure consistency in messaging with some newer pool rules (see Jan minutes).
	2) <u>Pool Access/Keys</u> . As discussed in Jan meeting, there are hundreds of keys (many in unknown hands) for pool access. Duplicated keys have created damage to the existing lock cylinders. Having researched many options for more pool security, the committee recommended to accept the Acme Locksmith bid for new keys and lock cylinders for the pools. This bid is \$6582.53. Jeff assured that the pool ramada repairs came in under budget, so there are residual pool funds from that to support this recommendation. Janelle moved; Martin seconded to approved the recommendation to replace the pool key system for the bid price of \$6582.53. Motion passed. When ready, the process of obtaining new keys will be communicated to residents via mail. The plan is for each unit to get a key without charge, and a 2 nd key can be purchased for cost (tbd). Discussion on how to handle lost keys with security being major concern. Myra moved to impose a \$200 fine for those who lose a key and request access to buy a replacement. Janelle seconded; some attendee discussion; motion carried.
	3) <u>Pool Fences</u> . Needed fence repairs this year will be done as needed. Jeff explained that the pool fencing & gates are in the Reserve Study for 2025, so will be further analyzed then.

<p>Landscape (R. Schaeffer, chair)</p>	<p>1) <u>Free Trees</u>. Rick, Christy, & Becky attended a “free trees” workshop by Salt River Project and the Association will get six (6) new sapling trees for this time. Lambert & KO will pick these up in Tempe on March 23. Jeff & Arze will lead the planting of these trees in upcoming week. Martin volunteered to help (thanks!)</p> <p>2) <u>Replacement Trees</u>. Nancy Margraf (#226) asked about replacing olive trees that were taken out near pool #2. The committee will assess and plans to replace some plantings there.</p>
<p>Clubhouse (J. Durick & C. Mortenson, co-chairs)</p>	<p>1) <u>Storage Room Key</u>. Janice reported on new lockbox for storage room and thermostat keys. Management and committee members can provide access if residents desire.</p> <p>2) <u>Floor Cleaning</u>. The clubhouse floors will be professionally cleaned n March 29. On March 29, at 9:30, residents are asked to help move tables/chairs out for this project.</p> <p>3) <u>Stove/Range</u>. The clubhouse range malfunctions and committee forecasts a need for replacement. Jeff advised committee to submit request as a budgetary item by fall for the 2025 fiscal year.</p> <p>4) <u>Clubhouse Rules</u>. The committee reviewed past “rules” for clubhouse use, etc. Essentially the changes were word-smithing; however times for clubhouse are now Monday - Sunday: 9:00 a.m. until 10:00 p.m. Myra moved; Janelle seconded to approve clubhouse rules as written. Motion carried.</p>
<p>Beautification/Patio (J. Sullivan, Chair)</p>	<p>1) <u>Walk-Arounds</u>. Janelle reported that committee recently completed their walk-around to assess for compliance. Findings vary from excess weeds in patios, garbage on patios, etc. Several “door hangers” for offenses were placed, some owners got letters & associated fines.</p> <p>2) <u>Dogs – number, sizes, & excretions</u>. Resident Ed Piotrowski (#116) expressed frustration on number of dogs per unit, on large size of one dog he knows of (the max is to be 20#), and dog excretions. Much agreement (with frustration) and discussion by residents & board.</p> <p>Jeff informed that the difficulty is acknowledged. However, according to AZ law (and federal Fair Housing Act), an HOA cannot deny an emotional support animal (ESA) or service animal unless the animal poses a threat to others or could cause damage. Jeff encouraged residents to question if specific units with dogs have their dogs registered with Sunvalley Villas (SVV) as ESAs. And, residents are to report any issues of nuisance, e.g. excessive noise or dog excretions left on property.</p>
<p>. Resident Outreach (M. Anderson, Chair)</p>	<p>With the goal of assuring Sunvalley Villas is a welcoming community, this new committee will meet yet this week.</p>
<p>Safety & Security (M. Hunter, Chair)</p>	<p>The Neighborhood Watch meeting was held on March 16 and was well attended. Dawn Blake (Mesa PD Crime Prevention) described the program helps deter crime in our community with the "job" of a residents to be suspicious, alert, and to report any suspicious activity to the police. Crime-watch signs, to warn potential criminals, are on order and will be installed asap once here. For future meetings, Committee will inform of timeframe when PD rep will be presenting;</p>

	her actual arrival time is never a guarantee. Thanks to Christy M. for her work as Captain of this program.
Lot 14	Jeff reported that the developer for a potential new building is still ardent in plans; the recent issue is Mesa city concerns about a water retention area on that lot. With that, the developer’s application was extended through May.
OLD BUSINESS	<ol style="list-style-type: none"> 1) Parking Lot Sealant – East 1/3 of Property. Jeff reviewed three quotes for this work. Rob moved; Les seconded to accept the Road Runner bid at \$10,419.07 with the [stabilizing] slurry seal. Motion carried 2) <u>Wi-Fi in Clubhouse</u>: Laurie H. researched this so that HOA meetings can have video over Zoom. In end, Hazens offered to share access of their WiFi for meetings in clubhouse. The concept was tested and works well. The Zoom cost will be \$12-15 per month. Rob moved; Michele seconded to graciously accept the Hazen offer and purchase the monthly Zoom access. Motion carried. (Thank you Hazens!)
NEW BUSINESS	<ol style="list-style-type: none"> 1) <u>Pool Decks – Resurfacing</u>. Jeff reviewed two bids for this work. The AZ Deck bid includes a product that reduces surface heat. Les moved; Michele seconded to accept AZ Deck bid for Pool #1 at \$12,723.24 and \$21,298.84 for Pool #2. Jeff will verify sq footage on bid for Pool #1. Motion carried. 2) <u>Roofing Underlayment Bids</u> (Buildings 7,8,9,11). Buildings 7,8,9 are on schedule to have roofing underlayment replaced. Building #11 was added due to reported leaks there. Three bids were reviewed; quotes are higher than budgeted because of adding building #11. Rob moved; Les seconded to use Lyons Roofing bid of \$51,877.00. Lyons has done SVV roofing work in past and offer a 30-year warranty. Motion carried. 3) <u>Committee to study SVV Outdoor Lighting</u>. The Reserve Study for 2025 includes an analysis of SVV’s outdoor post lighting and potential for replacements. Les W, KO A, & Laurie H. will serve to provide info to HOA for 2025 budgeting.
HOMEOWNER COMMENTS	<ol style="list-style-type: none"> 1) <u>Building #s</u>. Christy M. (#105) asked if HOA Board might consider new numbering on the Sunvalley Villas buildings (some buildings have no numbers; numbering styles are inconsistent). Jeff will research & report. 2) <u>HOA Board Meetings</u>. Tom A. (#239) asked, on behalf of another resident, if Board might consider other meeting times. Much discussion; consensus was that the 6 pm on 3rd Thursdays is the best available time for the Board and for attending homeowners.. 3) <u>Pool #2 Hot Tub</u>. Nancy M. (#226) offered a THANKS to Laurie H. for cleaning the hot tub to benefit all neighbors.

NEXT MEETING: Next planned meeting is April 18, 2024 @ 6:00 pm.

ADJORN: Myra moved; Janelle seconded to adjourn at 7:25 pm. **Motion** carried.

Recorder, Becky Rudel (#132)