

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

**Thursday May 18, 2023, 6:00pm**

**In-person and via Phone in**

**Board Directors Present:** Jennifer Ramirez

**Board Directors Present via Phone:** Keith Arneson, Myra Anderson, Les Willems, and Michelle Hunter

**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

Amendments to 4.20.2023 minutes requested to be made by Les Willems

page 2, correction of information, for CD's 8233 and 8274 it was moved by Jeff to renew them for 7 months at 4.26%

page 2, correction\addition of information, 3 units are being pursued for being more than 2 months in arrears

**Motion:** by Myra Anderson to approve the minutes of the 4.20.2023 Board Organization Meeting with the amendments **Seconded** by Les Willems

**Carried**

**Managers' report:**

-Palm trees will be trimmed mid to late June, water feature to be drained, cleaned, cracks patched and refilled with water from pool then pool will be filled with fresh water

-A vehicle was stolen and returned within 24 hours with lots of damage to the interior, it isn't known who took the vehicle

**Financial Report:**

-month ending 4.30.2023

-YTD 4.30.2023 actuals

-YTD HOA dues collected \$148,120.01, over budget on dues by \$1,840.01

-YTD \$50.00 collected for one time clubhouse rental

-YTD \$230.00 collected in late fees

-YTD \$150.00 collected in dog registration fees

-YTD \$10.38 in interest earned on Checking Account

-YTD \$777.00 in Other Revenue includes transfer fees, returned check fees, bank fees

-YTD Total Revenue collected \$149,337.39, total budget was \$146,482.00, over budget by \$2855.39

**Expenses:**

-95% of categories are under budget, property insurance and gas over budget

-YTD 4.30.2023 total expenses \$113,693.56

-YTD 4.30.2023 budgeted \$133,212.32

-YTD 4.30.2023 under budget by \$19,518.76, 50% due to 2 months free cable

-YTD 4.30.2023 budget \$11,200.00 to transfer to Reserve account, \$16,340.66 transferred, \$5,140.66 more than budgeted, it was used to replace the Phase 1 pool heater

**YTD Cash Position:**

-YTD Money Market Savings account balance \$393,587.71

-YTD interest earned is \$196.42

-Transfer from Operating Account was \$410,124.79

-Expenses used to replace Phase 1 pool heater was \$5,140.66

-YTD Savings Account balance is \$404,984.13

-YTD CD interest earned is \$279.76

-YTD total CD balance is \$123,938.04

-YTD Total Reserve Capital Improvement Fund balance is \$528,922.17

-YTD Checking Account balance is \$66,842.21

-YTD total cash position is \$595,764.38

-Keith Arneson asks questions regarding the Cox contract and DVR cost, Jeff is still haggling but notes the DVR capability will be free, but each owner will be responsible for the DVR monthly fee

-Les would like the Financial Report to be included in the minutes, Keith notes that it was talked about at the January meeting but that due to security concerns the Financial Report will not be posted on the website or bulletin boards but will be kept with the minutes in the Secretary Binder

**Architectural Committee Report:**

-No new request, no meetings

**Budget Committee Report:**

-Written report submitted and posted to website, verbal review not needed

**Pool Committee Report:**

-Phase 1 Pool ramada process\progress updated by Jeff Twito  
Contractor was out to look at the job, it has been requested that they get a proposal in cost, will email that to Jeff

-Les Willems notes that it will not be tear down and rebuild but maintenance to the existing structure, change out lights, infrared heaters added, shower drain attended to, elaborating on existing dry drain through westerly pool wall

-Once proposal is in there will be a discussion and analysis with pool committee, then to HOA Board to decide how to proceed

**Landscape Committee Report:**

-5 trees were removed\stump grinding was completed

-major rejuvenation cut back completed

-landscapers back on weekly trimming and clean up schedule

**Clubhouse Committee Report:**

-Nothing to report

### **Beautification Committee Report:**

- walk around done 2 weeks ago, 4-5 notices put on doors regarding weeds and unkept patios
- Christy and Jeff will walk around again in a couple of weeks

### **Resident Outreach Committee Report:**

- Jennifer Ramirez, chair, in attendance
- report submitted and posted to website
- Google form created regarding the creation and interest in Instagram and/or Facebook, both private groups
- will get Google form out for feedback on interest
- still deciding on committee name
- propose adding to budget for welcome baskets, keeping in mind not increasing the HOA dues
- Les Willems asks if anyone has any experience or knowledge with this
- Les Willems asks what the average number of baskets would go out per year
- Jeff says it could be anywhere from 6-12 each year
- Jeff thinks it could come out of Administration budget this year as it is \$450.00 under budget, next year a line item can be added to the budget for that
- target cost per basket would be around \$25.00
- Les asks Jennifer to come up with a proposal of what could go in the baskets
- Jennifer proposes ideas for baskets such as sunglasses, free exercise classes, free coffee, free items from local businesses, free entrance to museums
- Keith comments that he likes what he hears and is in favor of where this is headed
- Keith asks if the Facebook page would be closed to only SVV residents, Jennifer responds that Yes it would be
- Jennifer maintains that she first would like to get an idea of how many people would be interested before proceeding

### **Lot 14 Committee Report:**

- Ed Piotrowski present
- Buyer granted another 60-day extension by the City of Mesa
- developer says they are closer to getting the engineering done
- developer making changes requested by the City of Mesa

- Les Willems notes that there is often a fee associated with the extension to show intention of moving forward
- Jeff states that this is up to the City of Mesa approving the building permits
- Jeff received email from buyer that they are working with architect to incorporate electrical in the plans
- Any builder would have these issues as it is due to code changes and updates for the City of Mesa

Old Business:

- none to discuss

New Business:

1.) Reserve Study Update

- Proposal submitted by ARS, Advanced Reserve Solutions, Inc., this is the company that did the previous study so they have a lot of our information which will make the process easier to complete
- Discussion on timeline, not an urgent rush, Jeff recommends 7–9-week turnaround, before the next year’s budget is prepared

**Motion:** by Les Willems to approve option 1, 7–9-week turnaround

**Seconded:** by Jennifer Ramirez

**Carried**

2.) Les Willems asks if there was someone else besides Jeff Twito that could take the meeting minutes in the Secretary’s absence, Jeff responds that anyone could volunteer next time

Homeowner Comments:

- Ed Piotrowski, unit 116, asks if we need to have meetings every month during the summer
- Les Willems, unit 253, states we don’t need a meeting until it is time to renew the budget
- Next meeting agreed on and scheduled for October 19, 2023, 6:00pm
- Ed Piotrowski recommends the board approve a \$3500.00 emergency fund for Jeff Twito to use during the summer months

**Motion:** by Jennifer Ramirez to approve the emergency fund of \$3500.00 for the Property Manager to use without contacting the Board                      **Seconded:** by Les Willems                      **Carried**

**Motion:** by Jennifer Ramirez that the next meeting will be on October 19, 2023, at 6:00pm                      **Seconded:** by Michelle Hunter                      **Carried**

**Homeowner Comments:**

- Christy Mortensen, unit 105, proposes that “No Running” signs be placed in the pool areas, Jeff will get the signs, discussion arises
- Christy Mortensen, request bathrooms be added to Phase 1 pool, Keith responds that will not happen any time soon, discussion arises

**Motion:** by Jennifer Ramirez to adjourn the meeting                      **Seconded** by Les Willems                      **Carried**

Respectfully submitted.

Erica Perkins