

SUNVALLEY VILLAS BOARD

November 20, 2023

MEETING MINUTES

The SVV Board met on Nov 20 at the SVV clubhouse. Board members Jennifer Ramirez, Les Willems, Keith Arneson, Myra Anderson (by phone), & Lambert Krenn attending. During the meeting, newly appointed board member, Martin Deuber also joined. Member Michelle Hunter was absent. SVV Manager Jeff Twito and 17 SVV residents attended.

ITEM	DISCUSSION	ACTION
Past minutes	Lambert/Les moved to approve minutes from May 18 meeting as published. Motion carried.	n/a
Board Member resignation	a) Arica has resigned from the Board. We are grateful for her service. b) Les/Lambert moved to elect resident Martin Deuber as new Board member. Motion carried. (Thank you, Martin!)	n/a
MGR REPORT: Income-Expenses	a) Jeff referred Board to the year-to-date Income/Expense document and provided overview. SVV is some under budget at this point in the fiscal year. b) YTD income is \$364,981.72 (budget YTD = \$366,205.00) c) YTD expenses are \$290,274.43 (budget YTD = \$317,086.90) <ul style="list-style-type: none"> • Major Oct '23 expenses were pool heaters, new strapping on many pool loungers & chairs, insurance premiums went up, etc. 	n/a <i>informational</i>
MGR REPORT: Proposed 2024 Budget	a) Jeff reported on mutual work with the Budget & Internal Audit Committee and the numerous revisions to arrive at proposal tonight (see handout). b) Reserve fund study Refer to handouts provided by Jeff.	n/a
ARCHITECTURAL COMMITTEE report	a) Chair Rick K. reported three applications for changes that were approved by the committee (e.g., replace broken outside motion light, etc.)	n/a
BUDGET & INTERNAL AUDIT COMMITTEE report	a) Chair Les W. reviewed work of committee in a high-level overview of the budgeting process & proposal for 2024 (see handout). b) The HOA fees will be increased by 3% or \$8.00/month, from \$265 to \$273/mo. c) Myra moved/Les 2 nd to approve budget for 2024 as presented. There was some discussion/clarification on specifics (e.g., to a homeowner's question, Jeff informed we have another 4 years on contract with COX at present). Motion passed. d) Owners will receive a copy of the final budget in USPS mailing or doorway delivery.	Proposed 2024 budget was approved.
POOL COMMITTEE report	a) Chair Keith (KO) thanked Christy & Martin for great work in summer; they identified chairs & loungers that were no longer safe/desirable because of tears in webbing. They also worked hard to clean grills at both pools. b) Lights in one spa/whirlpool were replaced; pool drain covers were replaced to meet county code; some welding was done on the clubhouse area fence. c) Grills are in tough shape; Jeff shared that they are budgeted for replacement in 2024 so new grills will be coming soon. d) There are hundreds of pool keys out; it's been 20-30 years since the current locks were re-keyed. KO shared pros/cons of access control options to replace current key system; he is getting bids for alternate locking systems.	KO will provide bids for discussion in Jan meeting
LANDSCAPE COMMITTEE report	a) Chair Lambert K. reports committee identified five trees that died over summer from extreme heat, issues with sooty canker on the ficus. b) Lambert moved/Martin 2 nd to remove the damaged trees and grind down stumps for \$1500 quote from Turf & Trees. Motion passed. c) Some additional trees died & will be replaced with Red Push Pistache trees as committee deems hardy & aesthetically pleasing.	Damaged/dying trees (5) will be removed.

	<p>d) Jenni questioned process to get replacement trees by Building 1 – North side.</p> <p>e) Lambert described process of requesting replacements to committee (residents should consult the Landscape section in the Sunvalley Villas Rules, Guidelines, & Policies document on Sunvalley Villas website.</p> <p>f) Committee received request to replace the fallen saguaro cactus (between buildings 5 & 6) using anonymous donations. Moon Valley Nurseries has saguaros and will plant & nurture/guarantee it for 3 years. Lambert moved/Jenni 2nd to replace that saguaro with no cost to homeowners. Motion passed. The Board is certainly grateful for the generous offer for the enjoyment of Sunvalley Villa residents.</p> <p>g) Rick Krenn & Rob Schaffer attended a water-savings presentation by the City of Mesa (“Water Conservation for HOAs & Commercial Customers”). There are funding incentives available to remove grass and replace such areas with water-thrifty landscape. Nothing was decided as what to do, but Rob offered suggestions. If we take out grass, we must replace with 50% plants, not a good deal for us. Funding incentives are only available if we replace 10,000 sq ft of grass; committee says we likely don’t have that much grass.</p> <p>h) Lambert read Rob Schaffer report/suggestions on repair the water feature/brook cracks, so we are ready whenever it is planned to drain the water feature. Rob volunteered to lead the project if done week of Jan 22. Estimated cost is \$4000.00.</p> <p>See 11.20 R. Schaeffer report attached.</p>	<p>Anonymous donors will replace the fallen cactus (by bldg. 5 & 6)</p> <p>Brook repairs – January ?</p>
<p>CLUBHOUSE COMMITTEE report</p>	<p>a) Chair Jeri B. discussed activities: upcoming Thanksgiving dinner, Christmas decorating, Dec 6 Ladies’ Luncheon, and an offer extended for a potential Christmas event (sign up in clubhouse).</p> <p>b) A resident initiated discussion on strengthening communication for residents. Residents are encouraged to check the Clubhouse and Mailbox bulletin board postings for opportunities and planning.</p> <p>c) Board president Keith (KO) is looking into mass communications (i.e., text alerts).</p>	<p>KO working on text alert options.</p>
<p>BEAUTIFICATION & PATIO report</p>	<p>a) Chair Ryma informed that they meet soon (members are not full-time residents and just returning).</p> <p>b) Resident Laurie presented concerns about dog wastes left by Building 1 and mailboxes. Much discussion on issue & possible solutions.</p> <p>c) For now, Jeff will have Arzie do checks to clean.</p> <p>d) Mrya moved/Jenni R 2nd to position game cameras to monitor for a few weeks. Motion passed.</p> <p>e) Task Force (Christy M, Jenni R, Becky R) will study other options/solutions.</p>	<p>Dog waste concerns: game camera will be installed, task force to study solutions & act with Mgr approval.</p>
<p>RESIDENT WELCOME report</p>	<p>a) Chair Jenni R is considering options to heighten communications to benefit all residents.</p> <p>b) Task Force (Jenni, Jenn P, Becky R) will develop a private Facebook group site for residents. (Also note under Clubhouse, KO is checking on mass text options)</p>	<p>Task force developing private FB group site.</p>
<p>LOT 14 report</p>	<p>a) Mgr Jeff - potential builder is still working with city of Mesa.</p> <p>b) Most recent buildings are 30-yo and the codes of today are more challenging.</p>	<p>fyi</p>

	c) Builder is diligent and yet hopeful.	
SAFETY & SECURITY	a) Christy M. is working on Neighborhood Watch committee and reported on progress.2 b) The task force has earned \$220.00 to help fund what might be needed. c) Much discussion.	fyi
OLD BUSINESS: Reserve Study	a) Jeff informs the Reserve Study Update is being pushed into the next year.	fyi
NEW BUSINESS: New grills CDs that matured	<u>Parking lot</u> a) Jeff led discussion on parking lot sealant bids for east 1/3 section <u>Wi-Fi in clubhouse</u> b) It would be helpful for HOA Board & residents to have option of virtual meetings. Jeff connected with Cox. c) Laurie (#121) is going to look into this – and will report back. <u>New Grills</u> d) Residents will enjoy new natural gas grills for pool areas soon. <u>CDs matured</u> e) Mgr Jeff distributed info on three CDs that are matured or will soon. He recommended renewing one for 13 months @ 4.9% and renewing one for 19 months @ 5.02%. Jenni R moved/Lambert 2 nd to use Jeff recommendations. Motion passed. f) Les amended/Lambert 2 nd that we increase the 13-month CD by \$50k from Wells Fargo money market. Motion passed.	fyi Laurie will report fyi fyi
OTHER: Resident concerns.	<u>Safety Concern by Showers</u> a) Resident Laurie (133) described unmarked divot by showers. Jeff/Arzie will mark to prevent tripping/falls. <u>Smoking & Glass in Pool Areas</u> b) Discussion on smoking and glass bottles, partying in pool areas – check for policy and/or rules. <u>Clubhouse Rental Fees</u> c) SVV charges residents \$50 to use the clubhouse, in addition to \$100 deposit. Residents discussed why/why not have these fees. The Board will review and bring to next meeting. <u>Committee Chair Communications</u> d) Lambert requests that all committee chairs get notice of Board meetings as some are not on the Board.	Jeff Pool committee will discuss Board will report @ Jan 18 meeting KO will include Committee Chairs.

Jenni moved/Lambert 2nd to adjourn meeting. Meeting closed.

NEXT MEETING: JANUARY 18, 6:00 pm

From: Rob Schaffer <rschaffer@emscoco.ca>
Sent: Sunday, November 19, 2023 4:31 PM
To: 2birdies@telus.net; thelma@telus.net
Subject: FW: water

Hi Rick and Lambert.

I hope you guys are enjoying the weather in AZ .

Sorry for the delay.

The following are my take aways from the **City of Mesa Webinar** on Oct. 24, 2023 and the conversation with Becky Zusy (Water Conservation coordinator for the City of Mesa)

1. Arizona and Mesa have a solid water plan that watches the levels very closely.
2. Mesa uses a 4-tier water guide and on May 18, 2022 a Tier 1 voluntary water watch was issued and there has been nothing since then.
3. The City of Mesa continues to issue new building permits with no grass bans .
4. Grass replacement grant is based on replacing 10,000 sq feet but you must replant 50% vegetation in its place. They did caution removing the grass around buildings as then the temperature around the buildings will increase.

Suggestion for **Water Conservation** at Sunvalley Villas:

1. With more condos having full time residence have we done a recent water usage calculation as we learned the average person uses 50 to 70 gallons of water per day.
2. At every irrigation box an **installation of a flow meter** was recommended so in the case of a broken line or sprinkler the water would automatically shut off. (There is a grant available)
3. All the drip lines should be located near the plant or tree and held in place and all the other **drip lines capped off** for future needs.
4. We should speak to a landscaper about the replanting of the summer grass to winter grass and try and **reduce the water times** during the week as our grass has shade from the buildings and may not need as much watering.
5. Draining of the water feature and **repairing the cracks and applying an epoxy pool paint** will definitely help with water loss. (I can take on this project if it can be done the week of Jan 22, 2024). Estimate cost for paint & materials approximately around **\$4000**.

Rob Schaffer

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