

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINUTES**  
**February 12, 2019**

President Richard von Barandy called the meeting to order at 4:30PM. The meeting was held in the Oakwood Clubhouse Bradford Room. Board members present included Mr. von Barandy, Mike Meyer, Vice President, Susan Carew, Secretary/Treasurer, and Ron Betti, and Julie Anderson Members at Large.

Craig Paddock, Maintenance Manager, Jeff Burt Landscape Manager, and Bob Deken, Accountant, were also present.

A quorum was reached.

**INTRODUCTION OF BOARD & STAFF:** The Board members and staff were introduced by Mr. von Barandy.

**INTRODUCTION OF NEW OWNERS:** None

**APPROVAL OF MINUTES:** Mr. Betti made a motion to approve the October 23 and December 11, 2018 meeting minutes as presented. Mr. Myers was the second and the motion was unanimously passed.

**FINANCIAL REPORT** –Mr. Deken reported the 3 HOA CDs were doing well. One will come due in March and he and Ms. Carew will explore alternatives for reinvestment. January saw more expenses than were budgeted. The water bill was high because of a valve failure. Cash on hand as of the end of January was \$65,091; Reserve CD funds were \$176,835; and the money market reserve was \$74,243.

**2019 BUDGET** – Because the deadline mandated in the governing documents was missed, the 2019 budget was not presented on time. Therefore, the 2018 budget will be used this year. Possibly in the next quarter a special assessment will be approved based on the financial activity in the first quarter of this year. The amount would be approximately a one-time \$60/household. Insurance coverage and maintenance work have the highest impact on the budget.

**MAINTENANCE MANAGER'S REPORT:** Mr. Paddock said:

- If homeowners turn in a request for maintenance and do not hear back within 36 hours they should phone him.
- Most of the roof leaks have been addressed.
- Stucco repairs and stem walls painting will be ongoing and every effort will be made to see that irrigation water does not spray on the buildings.
- If irrigation water is hitting the Villa, homeowners should contact the landscape provider to have the water redirected.

**LANDSCAPE MANAGER'S REPORT:** Mr. Burt said 3 irrigation valves had to be replaced in January. The water bill will be a lot less this month. Trimming has begun; this will be a selective cutting back of plants and shrubs. Trees were assessed and counted and ¼ of that number will be trimmed each year. If a tree dies it will be replaced at the HOA's expense.

**OLD BUSINESS**

CANDIDATES FOR THE BOARD OF DIRECTORS – Candidates are needed to fill the Board seats. This is not an overburdening chore according to Mr. von Barandy. He will leave the Board because he is moving out of the Villas and Ms. Carew’s term is up at the end of June. Mr. Myers thanked Mr. von Barandy for a job well done and said he is grateful for Mr. von Barandy’s time and service to the community.

ANNUAL MEETING – The date this year for the Annual Meeting is March 19. Ms. Anderson has agreed to head up a committee to prepare the details of the event but other volunteers are needed.

**NEW BUSINESS**

VOLUNTEER TO SERVE ON THE BOARD – Mr. Larry Hanken has volunteered to serve and, after being asked, gave a brief explanation of his background in previous HOA work. Mr. Betti made a motion to approve Mr. Hanken as a member of the Board beginning March1; Mr. Myers was the second and the motion was unanimously passed. The Board will elect a new President.

**COMMENTS:** None

**ADJOURNMENT:** Ms. Anderson called for adjournment; Ms. Carew was the second. The meeting concluded at 5:25PM. The Annual Meeting will be held on March 19; the next regular general meeting will be May 21, 2019.

Transcribed by  
Karen Jorgensen  
Recording Secretary

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date