

SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
May 21, 2019

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

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

A quorum was reached.

INTRODUCTION OF BOARD & STAFF: Mr. Betti introduced the Board members and the staff.

INTRODUCTION OF NEW OWNERS: Pat Branch introduced herself.

APPROVAL OF MINUTES: Mr. Hanken made a motion to approve the February 19, 2019 meeting minutes as presented. Ms. Carew was the second and the motion was unanimously passed.

FINANCIAL REPORT – Mr. Deken was not present but his written report showed as of April 30, 2019 the operating cash on hand was \$60,084, the reserve CD funds were \$177,419 and the money market reserve was \$71,326. There was a conflict with SurePay and Mutual of Omaha Bank that caused four homeowners' payments to be rejected and another four payments omitted. The HOA is working with a 2018 budget. If the expenditures remain at the current level the budget would be exceeded.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock said:

- Stucco repairs are ongoing. He has met with 3 contractors and should have more information about repairs and house painting at the next meeting.
- No records of paint colors are available. Mr. Paddock has 4 different shades of the exterior paint color.

LANDSCAPE MANAGER'S REPORT: Mr. Burt and his crew will begin aerating and fertilizing the grass tomorrow.

- Tree limbs that are touching the houses will be trimmed.
- A lot of irrigation repairs have been done.
- A few dead plants need to be removed.
- Putting sod in bare spots was discussed.

OLD BUSINESS

SPECIAL ASSESSMENT – Mr. Betti explained the details of working with the 2018 budget and wanted to be sure the homeowners keep this fact in mind. The HOA accountant does not feel there is a need for a special assessment at this time. Mr. Meyer said a special assessment will not be put forth unless absolutely necessary. He explained the problems causing the stucco to erode and the due diligence the Board is taking to seek the best costs for stucco repairs and exterior painting.

ANNUAL MEETING COMMITTEE– Mr. Betti complimented the Committee members on the wonderful job they did putting together the annual meeting pot luck dinner.

NEW BUSINESS

PAINTING & STUCCO ISSUES – This was discussed earlier in the meeting.

COMMENTS

Mr. Betti asked the audience to hold their comments until this section of the meeting. Villas rentals have been brought up. The HOA 3 CC&R states that rentals cannot be leased for less than 28 days. Information on this rule will be forthcoming in the HOA 3 semi annual assessment billing due in July. Mr. Betti asked owners to inform him of any short-term rentals they know about.

Ray Burbank said he had a roof leak that turned out to be debris dams on his roof. Cleaning the roof periodically would be cheaper than fixing leaks.

Mary Ann Betti said the grounds never looked better and complimented Mr. Burt and Mr. Paddock on their fine work.

Bill Aune said the grass has never been taken care of. If things need to be done they should be done correctly.

Mr. Betti said the problem with Mutual of Omaha Bank that was mentioned in Mr. Deken’s report has been taken care of. He would like homeowners to use SurePay to pay their assessments.

ADJOURNMENT: Mr. Hanken called for adjournment; Ms. Carew was the second. The meeting concluded at 5:20PM. The next regular general meeting will be held on August 20, 2019.

Transcribed by
Karen Jorgensen
Recording Secretary

Secretary

Date