

SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
March 16, 2022

President Michael Meyer called the Annual Meeting to order at 5:30PM. The meeting was held in the Oakwood Clubhouse Bradford room. Board members present included Mr. Meyer, Ron Betti, Vice President/Treasurer, Larry Hanken, Secretary, and Julie Anderson and Bo Walden, Members at Large.

Doug Anderson, Landscape Supervisor, Craig Paddock, Maintenance Manager, and Alice Kurz, Accountant, were also present.

A quorum was reached.

INTRODUCTION OF BOARD & STAFF: Mr. Meyer introduced the Board members and the staff and asked the attendees to introduce themselves.

INTRODUCTION OF NEW OWNERS: None

APPROVAL OF MINUTES: Mr. Meyer summarized the Annual Meeting minutes from 2021. Mr. Hanken made a motion to approve the March 16, 2021 Annual Meeting minutes as submitted; Mr. Walden was the second and the motion was unanimously passed.

2021 IN REVIEW: Last year's projects were accomplished.

- Lots of tree trimming was done.
- Granite replacing grass at the Villa at Nacoma and South Dobson was completed.
- Approval of Cox Communications project to bring fiber optics to the community was done.
- The 2022 budget was passed in November as was the special assessment of \$250/quarter.
- Comments and/or complaints from homeowners were significantly down.

2021 FINANCIAL REPORT:

- The balance of the painting contract (\$4000) was paid to the vendor in December.
- The year ended on a positive note compared to budget.
- \$25,000 was transferred to the reserve account.

As of February 2022 all assessments have been collected and the HOA is financially in good shape. All the financials are posted on the Villas website.

MAINTENANCE MANAGER'S REPORT: Last year repairs to patio roof were held off and only those needing it were done. Roof leaks were dealt with as needed. Conversion to plastic mail drop boxes was begun. In 2022 two sections of concrete sidewalk will be replaced and expansion joints will be repaired.

LANDSCAPE MANAGER'S REPORT: In 2021 there were two tree trimming projects and two thirds of that work was completed. The rest will be done this year. This year shrubs will be trimmed and the water leak on Nacoma will be repaired. The list of plant requests will be planted and spraying to rid the turf of clover will be done. Tree roots are becoming a problem for sidewalks and foundations. The price of chemicals and grass seed has doubled; summer fertilizer will be purchased and stockpiled.

NEW BUSINESS

OAKWOOD OUTDOOR CONCERTS – Three concerts are planned for this year in the area by the Oakwood golf pro shop. The first one brought homeowner comments at the last Villas Board meeting because of the noise. The conclusion is most homeowners feel a few of these outdoor venues is OK but the concern will be if more are scheduled.

HOA PERMITS – Homeowners should check to see if a permit is needed either from HOA3 and/or the Villas if they are planning on any outside work. The Villas website has the needed information posted.

COMMENTS

Mr. Betti said there is a new person to contact regarding trash and recycling pick up.

Ms. Anderson asked when the automatic withdrawal for assessments is scheduled. Ms. Kurz said it is done between the first and seventh of the month.

ADJOURNMENT: Mr. Meyer called for adjournment; Ms. Anderson was the second. The meeting concluded at 6:32PM.

Transcribed by Karen Jorgensen

Larry W. Hambar
Secretary

3/16/2022
Date