

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
November 17, 2020**

President Mike Meyer called the meeting to order at 4:30PM. The meeting was held via conference phone call with some of the Board members in person in the Oakwood Clubhouse Library. Board members present included Mr. Meyer, Larry Hanken, Secretary, Ron Betti, Vice President/Treasurer, and Bo Walden, and Julie Anderson, Members at Large.

Craig Paddock, Maintenance Manager, and Doug Anderson, Landscape Manager, were also on the call.

A quorum was reached.

APPROVAL OF MINUTES: Mr. Hanken made a motion to approve the September 22, 2020 meeting minutes as presented. Ms. Anderson was the second and the motion was unanimously passed.

FINANCIAL REPORT: Mr. Betti said the Association is doing well in all categories and is on budget. The financial statements are posted on the Villas website. Mr. Meyer added the reserve CDs are doing great. There is a pie chart of expenses on the website that shows the percentages that go to each category such as landscape, roof repair, pest control, etc. If any homeowners have questions he/she should contact Mr. Deken or Mr. Betti.

MAINTENANCE MANAGER'S REPORT:

- Two patio roofs were repaired in October and two are scheduled for November.
- One more walk-through will be done before the final balance to the exterior painting company is paid. Touch-ups are being completed now.
- Calking the expansion joints is ongoing; this work is done as timely as possible.

LANDSCAPE MANAGER'S REPORT:

- Trimming shrubs in the front will begin tomorrow. Only the overgrown plants will be trimmed.
- Mowing will be done Thanksgiving week.
- Granite replacement will begin the first week of December.
- Tree trimming/thinning (the ones with ribbons on them) will begin in December and continue into next year.
- Over seeding is complete. Some spots where the grass is not coming up will be worked on.
- The Arrowvale irrigation controller still has not arrived but the one on loan is working fine. Water has been turned back to one time a day for the remainder of the year.

OLD BUSINESS

PAINTING EXPENSE OWED - \$4000 is still owed to GPS for exterior painting. Their final invoice has not been received. The money is in the reserve and scheduled to be paid this year.

NEW BUSINESS

GENERAL RESERVE FUND COMMITTEE– The Committee has been working diligently and the reserve study is fairly complete. The group is looking at how to fund reserve items such as watering systems, painting/stucco repairs, and roof work. A presentation to the community will be made on January 19, 2021 at 4:00PM.

2021 BUDGET REVIEW & VOTE – The Board considers the Association’s finances their responsibility. A good job has been done in the past of not exceeding the budget. An increase to \$545/quarter is planned with \$15 of that going to the reserve fund. Patio roof repairs expenses will stay the same and a small amount will be allotted for paint and stucco repairs. There is money in the budget for insurance and waste removal and to start repairing the mailbox drop doors. Legal fees and miscellaneous expenses have been reduced; everything else is about the same. The 2021 budget is posted on the Villas website. Mr. Betti made a motion to approve the 2021 budget as presented; Mr. Walden was the second and the motion was unanimously passed.

COMMENTS

Mr. Betti said the January 19th meeting is a work session on the reserve fund.

Mr. Meyer said the current Board is a great compliment of people that have different views but are always proactive. The mission for 2021 is the Board’s primary role to increase and maintain Villas property values while providing cost effective, first class maintenance. All want the Villas to be a great place to live.

ADJOURNMENT: Mr. Meyer called for adjournment; Mr. Betti & Mr. Hanken were the second. The meeting concluded at 5:35PM. A work session will be held on January 19, 2021. The next Board of Directors meeting will be held on February 16, 2021.

Transcribed by
Karen Jorgensen
Recording Secretary



Secretary



Date