

SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
August 17, 2021

President Michael Meyer called the meeting to order at 5:31PM. The meeting was held via Zoom teleconferencing. Board members signed in included Mr. Meyer, Larry Hanken, Secretary, Ron Betti, Vice President/Treasurer, and Bo Walden, Member at Large. Julie Anderson, Members at Large, was absent.

Craig Paddock, Maintenance Manager, Doug Anderson, Landscape Superintendant, and Alice Kurz, Accountant, were also signed in.

A quorum was reached.

INTRODUCTIONS: Mr. Meyer introduced the staff.

APPROVAL OF MINUTES: Mr. Hanken made a motion to approve the May 18, 2021 meeting minutes as presented. Mr. Betti was the second and the motion was unanimously passed.

FINANCIAL REPORT: Ms. Kurz said the reserve account continues to grow by \$1200/month. The Association is running below budget on most items. The Villas insurance policy was renewed in August; the cost was close to what was paid last year. The financials are posted on the Villas website.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock

- If roof underlayment is replaced next year the contractor will fix the patio roofs at no charge.
- Two roof leaks will be taken care of tomorrow.
- Painting of garage doors will be done.
- Several mailboxes have been hit by vehicles lately. No one owned up to the damaged one on Champagne. Mr. Paddock has tiles for the addresses on the damaged boxes.
- A villa on Rocky Lake has paint peeling off the stucco. Mr. Paddock has contacted the paint contractor to repair this.

LANDSCAPE MANAGER'S REPORT: Mr. Anderson

- Shrub trimming has started on Nacoma.
- The back flow preventer problem has been fixed.
- Weeds will be sprayed tomorrow.
- 25% of the trees will be trimmed and those trees that overhang roofs will be attended to.

OLD BUSINESS

PAINTING EXPENSE OWED - \$4000 is still owed to GPS for exterior painting but no invoice has been received. Payment will not be made until all issues are settled.

BOARD MEMBERS' TERMS EXTENDED – All the current Board members will serve until July 2023 unless other homeowners wish to step forward to serve.

NEW BUSINESS

COX COMMUNICATIONS FIBER OPTICS PROJECT – The master association is in negotiations with Cox to bring service to the community. The two Villas Associations are considered separate and permission will have to be granted for Cox to run their cables there.

Mr. Meyer sees no reason to deny access. If a homeowner signs up for Cox service the fiber optic cables will be run to his/her Villa for free. Mr. Meyer asked for a vote of the Board to allow Cox to run their fiber optic cables in the Villas. The vote was unanimously in favor of doing this.

REPUBLIC WASTE SERVICE PERFORMANCE – Recycling pick-up was missed and not taken care of the next day either. This is not the first time this has happened. Mr. Meyer will follow up with the company on extending a credit. Mark Rotterman is the contact person at Republic and homeowners should contact him if they have any problems.

MAILBOX ADDRESS NUMBERS – It is difficult to find the clay numerals used for addresses so Mr. Meyer is proposing using aluminum plaques going forward when numbers need to be replaced. If homeowners would like their numbers replaced they should contact Mr. Paddock. Both the attached villa units have to agree to change to the new numbers. A damaged mailbox will be replaced by the Association if the perpetrator does not come forth. Mr. Meyer made a motion to use the aluminum plaques; Mr. Hanken was the second and the motion was unanimously passed.

ROCKING WEST SIDE OF NACOMA, END VILLA – Grass does not grow in this area and the homeowners are requesting granite be installed in this two to three foot area. A proposal from DBJ Landscaping for \$2,070 has been received. The Board members were in favor of this proposal except for Mr. Meyer. Any other similar requests will be handled on an individual basis and the homeowners could be asked to share in the costs.

COMMENTS

Rick Nunemaker asked if the Cox cable would be run to the villa unit at no cost. Mr. Meyer said it would be run for free if the homeowner signs up for Cox service.

ADJOURNMENT: Mr. Hanken called for adjournment; Mr. Waldon was the second. The meeting concluded at 6:51PM. The next general meeting of the Board of Directors meeting will be held on September 21, 2021.

Transcribed by
Karen Jorgensen
Recording Secretary

Larry W. Hanken

August 24, 2021

Secretary

Date