

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
September 24, 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, Susan Carew, Secretary/Treasurer, and Larry Hanken, Member at Large. Julie Anderson, Member at Large, and Mike Meyer, Vice President, were absent.

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

A quorum was reached.

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

INTRODUCTION OF NEW OWNERS: An owner 9617 Champagne introduced herself.

APPROVAL OF MINUTES: Ms. Carew made a motion to approve the August 20, 2019 meeting minutes as presented. Mr. Hanken was the second and the motion was unanimously passed.

FINANCIAL REPORT: Mr. Deken reported, as of August 31st, there was \$41,872 in the operating account, \$75,415 in the reserve money market account, and \$178,759 in CDs. All receivables have been collected. Exterior painting will be paid out of the reserve CDs and the money market.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock has found a contractor to do the stucco repairs and exterior painting. Three qualified bids were obtained. Work will be done in 3 phases. The Villas' attorney will review the painting company contract.

LANDSCAPE MANAGER'S REPORT: Mr. Burt could not attend the meeting but sent an email which Mr. Betti read:

- Over seeding has started.
- Trimming on Golfview began today and shrubs will be trimmed during the time the new grass cannot be mowed.
- Next week tree branches that overhang the homes will be trimmed.
- Sprinkler heads and drip lines have been checked.
- Missing plants will be replaced next month if homeowners so desire. Homeowners can pay out of pocket for replacements as long as the plant is on the HOA approved list.

OLD BUSINESS

VILLA PAINTING & STUCCO CONTRACT PROCESS – The painting contractor has been selected and we are awaiting a contract with expanded details to be delivered by the contractor. It will then be reviewed by the Villas attorney.

NEW BUSINESS

ARIZONA SENATE BILL 1531 – HOA statements to homeowners now must contain the date payment is due and must list any unpaid fees. The Board and Mr. Deken need to figure out how to do this for those homeowners on SurePay. This Bill will take effect January 1, 2020.

LANDSCAPE COMMITTEE REPORT – Mary Ann Betti said she and another homeowner looked at all the landscaping since the last meeting. The problem is still bare spots in the grass. There is a difference of opinion as to whether granite should be put in those spots. Input from the Board and homeowners are needed on this subject.

COMMENTS

A homeowner asked if the stucco work would rectify the problem below grade. The stucco will be sealed and treated. The work has a five-year warranty. Mr. Paddock viewed work that was done by this contractor and is satisfied with the choice of the vendor that was made.

Damage to the drop down doors on mailboxes is due to water. The doors that are damaged will be changed out with a different material before painting is done.

What is the timetable for the phases of painting? One third of the Villas will be painted each quarter to avoid a noticeable color difference in the paint.

Who maintains the front doors? If the paint is different from the stucco color the contractor will not repaint the door. They will not paint any security doors. If a homeowner is contemplating replacing his/her garage door it should be done prior to painting.

Does the Association own or lease the water regulating equipment? It is leased on a yearly basis.

Did the Landscape Committee look at the granite between the houses; there are bare spots. That granite was not looked at.

Will there be a committee to monitor the painting? Mr. Paddock will do the monitoring and the company will have a supervisor on staff.

A homeowner said the Board and Mr. Paddock are doing a good job.

What is the timetable to solve the grass problem? Decisions will be made next year. Is there any talk of removing trees? If an owner wants a tree removed he/she will have to pay for it and get approval from the adjoining neighbor.

Homeowners should use the request form for changing out plants.

ADJOURNMENT: Mr. Hanken called for adjournment; Ms. Carew was the second. The meeting concluded at 5:35PM. The next meeting will be a work session and will be held on October 22, 2019.

Transcribed by
Karen Jorgensen
Recording Secretary

Secretary

Date