

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
February 15, 2023**

President Michael Meyer called the meeting to order at 5:30PM. The meeting was held in the Oakwood Clubhouse Bradford Room. Board members present included Mr. Meyer, Ray Burbank, Treasurer, Bo Walden, Member at Large, and Julie Anderson, Secretary. Ron Betti, Vice President, was absent.

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

A quorum was reached.

INTRODUCTIONS: No introductions were required.

NEW OWNERS: None

APPROVAL OF MINUTES: Ms. Anderson made a motion to approve the November 16, 2022 meeting minutes as submitted. Mr. Walden was the second and the motion was unanimously passed.

FINANCIAL REPORT: Ms. Kurz reviewed December 2022 and January 2023.

December 31, 2022: The balance in the Reserve Fund was \$462,699. The Accounts Receivable balance was negative \$10,660. Prepaid expenses were \$12,153; the monthly insurance is cost \$1,736. Operating income at the end of the year was a net income of \$1,371.

January 31, 2023: A new financial statement design was introduced; the Board will decide what format they want to use. The Reserve Fund balance was \$475,596. Accounts Receivable balance was \$8,250; seven homeowners have not paid their dues which were due in January. The prepaid expenses were \$10,417. The members discussed getting a surety bond with the \$188,000 in the Chase Bank savings account. Also discussed was obtaining a CD with the money. Mr. Walden made a motion to purchase a six month CD with the \$188,000; Mr. Burbank was the second to the motion and it was unanimously passed. Mr. Meyer thanked Ms. Kurz for her work.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock continues to gather information on the Villa roofs. The members discussed the person who does stucco repairs and the problems with stucco at ground level. They want a couple more estimates for stucco repairs. Mr. Paddock now has the inventory to continue to work on the mail box doors. He has approximately 45 more to repair. There are four satellite dishes that need to be painted.

LANDSCAPE MANAGER'S REPORT: Mr. Anderson

- Weeds have been sprayed.
- No planting will be done until Mr. Anderson is sure there will be no more frost.
- Homeowners need to be reminded they cannot do exterior planting themselves.
- Gutter downspouts need to be redirected if the water flow causes ruts in the ground.
- Mr. Anderson will be off the job the month of March because he is having surgery.

OLD BUSINESS

2023 SPECIAL PROJECT ASSESSMENT – The \$250/quarter special assessment was approved at the November 2022 Board of Directors meeting.

NEW BUSINESS

ROOFING ESTIMATES – Mr. Burbank explained his chart of building styles and roof bids for November 2021 and February 2023. It showed a 33% increase in two years. The problem is the underlayment and/or debris damage. The group discussed the issue, where to begin the roof project, and communications to the homeowners.

ROCKING & WATER CONSERVATION – Mr. Anderson suggested leaving this alone for the time being but Mr. Meyer asked to get estimates for certain areas where the problems occur. Mr. Anderson was asked to take some cursory action. This will be a budgeted item for 2024.

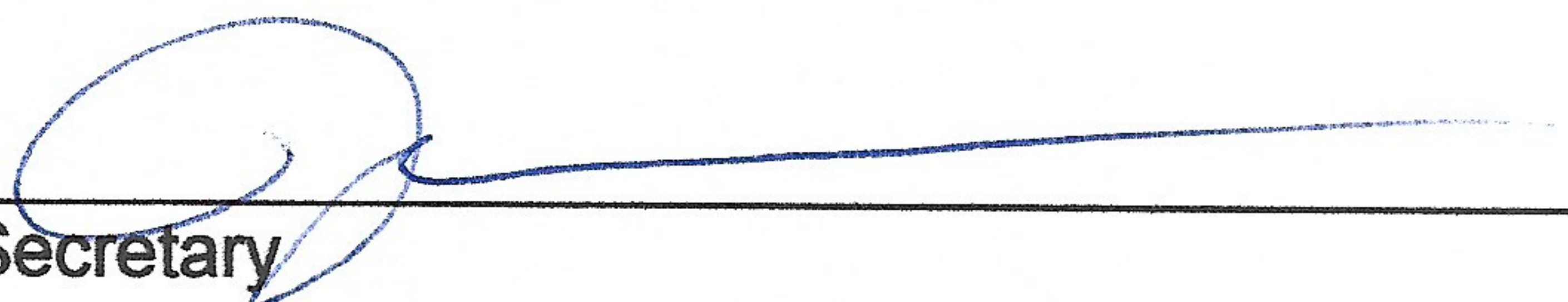
PEST CONTROL – Mr. Meyer said \$925 six times a year is in the budget for pest control. He has a bill but will not authorize payment until the work has been verified and details are provided. Pest Control service is scheduled for the odd months of the year.

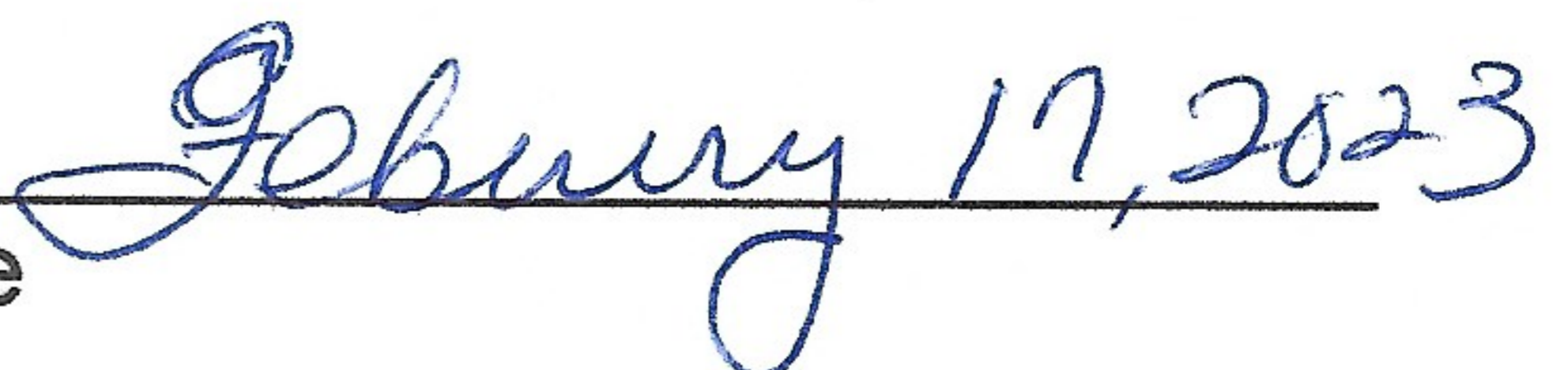
COMMENTS: Ms. Anderson will look into moving the date of the March 15 Annual Meeting of the Membership to a different date as a Master Association outdoor concert is scheduled for that day.

ADJOURNMENT: Ms. Anderson called for adjournment; Mr. Burbank was the second. The meeting concluded at 7:04PM.

The next meeting is TBD.

Transcribed by
Karen Jorgensen
Recording Secretary


Secretary


Date