

SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
February 16, 2021

President Mike Meyer called the meeting to order at 5:32PM. The meeting was held via conference phone call. 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, Doug Anderson, Landscape Manager, and Alice Kurz, Accountant, were also on the call.

A quorum was reached.

A new owner, Denny _____ 24421 Golfview Dr. introduced himself.

APPROVAL OF MINUTES: Mr. Hanken made a motion to approve the November 17, 2020 meeting minutes as presented. Ms. Anderson was the second and the motion was unanimously passed.

FINANCIAL REPORT: Mr. Meyer introduced Ms. Kurz as the new Villas accountant and said the financials were posted on the website. Ms. Kurz went over the balances in the accounts as of January. One CD was recently renewed at 1% interest. Irrigation expenses from December 2020 were paid and a transitional fee of \$800 was paid as the previous accountant and Ms. Kurz worked parallel in January.

MAINTENANCE MANAGER'S REPORT:

Mr. Paddock listed the work that was or will be done. He is looking for a concrete contractor to repair cracks on patios. Some stucco and cleanup work needs to be done from the exterior painting job. If homeowners have a satellite dish installed it needs to be painted per HOA3 rules. Mr. Betti explained the HOA3/Villas permit process. The IronOaks Patrol office and the Architecture/Landscape office have been combined. The new manager is Rachael O'Connor. Mr. Walden agreed to resend the maintenance tracking spreadsheet he created since Mr. Paddock could not open it.

LANDSCAPE MANAGER'S REPORT:

- Shrub trimming has started.
- The estimate for fertilizer, the first application in this budget, will be sent in.
- Small areas where trees were removed will be have sod.
- Mr. Anderson will do a walk through to determine the need for plant replacement.
- An assessment on tree trimming/eliminating will be done and work will be done either in March or in the fall.
- The invoice for water for January was under budget.

OLD BUSINESS

PAINTING EXPENSE OWED - \$4000 is still owed to GPS for exterior painting. Their final invoice has not been received. When the little stucco and touch up repairs are done GPS will be paid. Comments received say the job went well.

NEW BUSINESS

GENERAL RESERVE FUND COMMITTEE was established and recommendations were made at the January work session.

The commitment for the HOA to pay for exterior painting, irrigation, and roof underlayment will be addressed and outside legal counsel has been contacted to address all questions.

TRANSFER EXCESS FUNDS – Mr. Betti made a motion to transfer \$25,000 of excess funds to the reserve fund. Mr. Walden was the second and the motion was unanimously passed.

COMMENTS: None

ADJOURNMENT: Mr. Betti called for adjournment; Ms. Anderson was the second. The meeting concluded at 6:28PM. The next Board of Directors meeting will be held on March 16, 2021.

Transcribed by
Karen Jorgensen
Recording Secretary



Secretary



Date