

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR'S MEETING MINUTES  
September 22, 2020**

President Mike Meyer called the meeting to order at 4:33PM. 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, Member at Large. Member at Large Julie Anderson was absent.

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

A quorum was reached.

**APPROVAL OF MINUTES:** Mr. Hanken made a motion to approve the August 18, 2020 meeting minutes as presented. Mr. Betti was the second and the motion was unanimously passed.

**FINANCIAL REPORT:** Mr. Deken reported that the August financials were posted on the 46A website. The balance in the operating account is \$62,937. One reserve CD will mature on September 28. \$68,000 was paid to the painting company; the balance due them is \$4,000. Mr. Betti made a motion to roll the mature CD into a two-year CD and add \$15,000 from the money market account to it. Mr. Hanken was the second and the motion passed.

**MAINTENANCE MANAGER'S REPORT:** Mr. Paddock said the recent storm caused two roofs to need repairs; those are completed. The next two patio roofs to be done are on Nacoma. A mailbox that was damaged on Arrowvale has been fixed as was the stucco crack on Golfview. Ongoing items are touch-ups, repairs, and a concrete trip hazard.

**LANDSCAPE MANAGER'S REPORT:** Mr. Anderson:

- Trimming has started.
- Over seeding will begin the first or second week of October.
- Trees will be trimmed after the new grass is mowed twice.
- A mainline leak was discovered and will be repaired.
- After over seeding a plant replacement list will be started.
- Requests have been received regarding removing trees between houses.
- One tree was lost in the recent storm and a few branches were down.

**OLD BUSINESS:** None

**NEW BUSINESS**

**2021 BUDGET** – There will be a Board work session on October 20th at 4:30PM to establish next year's budget. Mr. Deken, Mr. Paddock, and Mr. Anderson will participate also.

**PERMITS FOR EXTERIOR WORK** – As a reminder to homeowners, permits are required, some from both 46A and HOA 3 and some from 46A only. The 46A website has a list of requirements; if there are questions, ask before beginning work.

**RESERVE FUND COMMITTEE**– The Committee is taking a look at the general reserve fund, the money in it, and how it is reported. Mr. Deken suggested amending the current resolution stating what items reserve money can be used for. Irrigation should be added.

A formal presentation will be developed at the workshop meeting next month and brought before the homeowners at the general meeting in November.

**COMMENTS:** None

**ADJOURNMENT:** Mr. Hanke called for adjournment; Mr. Betti was the second. The meeting concluded at 5:15PM. The next meeting will be held on November 17, 2020.

Transcribed by  
Karen Jorgensen  
Recording Secretary

Secretary Larry W. Hanken

Date 11/17/20