

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
November 16, 2022**

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, and Bo Walden. Ron Betti, Vice President/Treasurer, attended via telephone. Julie Anderson, Secretary, was absent.

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

A quorum was reached.

INTRODUCTIONS: Mr. Meyer introduced the Board members and staff.

NEW OWNERS: None

APPROVAL OF MINUTES: Mr. Walden made a motion to approve the September 21, 2022 meeting minutes as submitted. Mr. Burbank was the second and the motion was unanimously passed.

FINANCIAL REPORT: Ms. Kurz

- The reserve account continues to grow; the balance as of October 31 was \$437,277.
- No Accounts Receivable is due.
- Prepaid expense account is now \$15,625. This includes prepaid insurance.
- The Association is close to break even on the 2022 budget.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock said the roofs are done but he is trying to find tiles to match the existing ones. There are no current leaks. He is compiling a list of stucco repairs and mailboxes should be completed by the first quarter of 2023. He is in touch with the utility companies about their rusted boxes.

LANDSCAPE MANAGER'S REPORT: Mr. Anderson

- Some areas of grass got washed out by the hail storm.
- A plant and tree replacement list will be done and the granite allotment will be spread after Thanksgiving.
- Two controllers are down. They are old and must be replaced. Prices have more than doubled since Covid.
- Gutter clean out is still a concern. Homeowners with gutters should get this work done.

OLD BUSINESS

COX COMMUNICATIONS – Mr. Anderson explained what is done when a homeowner signs up for Cox service to their homes. Mr. Walden asked homeowners to let him know about the work if they decide to sign up with Cox. The Villas Association is not responsible for personal service packages.

OUTSIDE ALTERATION WORK – Anything homeowners want to do to the outside of their Villas requires a Villas permit and/or a Master Association permit (ALC).

NEW BUSINESS

NEW BOD TREASURER – Mr. Burbank has graciously volunteered to take over the duties as Treasurer. This will leave Mr. Betti with just the duties of Vice President. Mr. Walden made a motion to appoint Mr. Burbank as Villas 46A Treasurer; Mr. Betti was the second to the motion and it was unanimously passed.

2023 VILLAS 46A BUDGET – As a result of the workshop meeting in November, the Board is proposing a \$25/quarter increase in the homeowner assessment. \$20 of that would go into the operating account and \$5 would go into the reserve. A pie chart was passed out to the members in attendance and the categories of spending were discussed. Mr. Walden made a motion to approve the Villas 46A 2023 budget as written; Mr. Burbank was the second to the motion and it was unanimously passed.

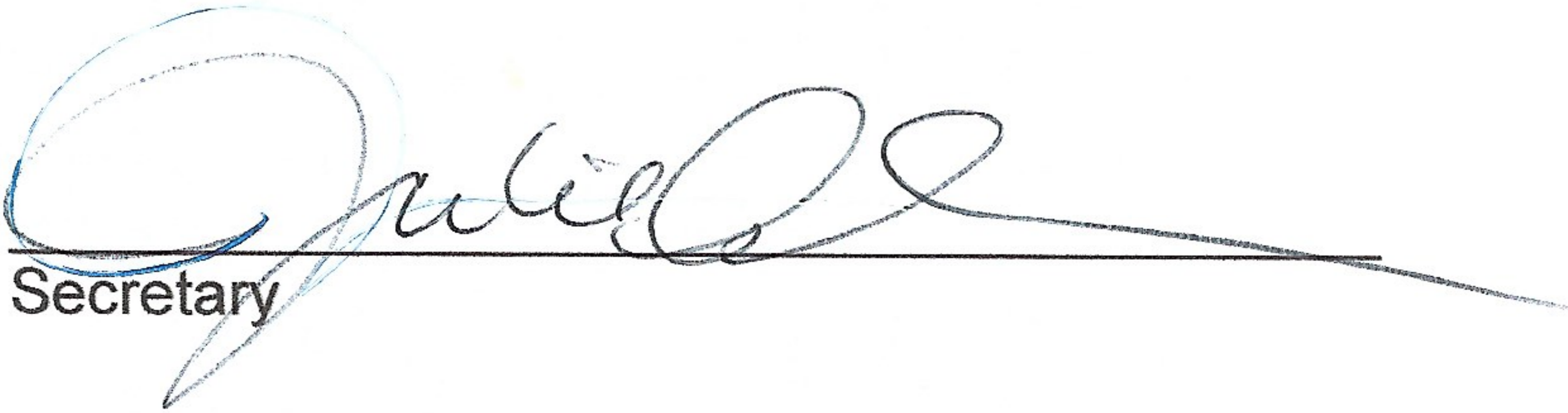
2023 SPECIAL PROJECT ASSESSMENT – This assessment must be renewed each year and originally it was expected to be in effect for 7 years. Mr. Betti made a motion to approve \$250/quarter/Villa as the Special Project Assessment. Mr. Walden seconded the motion and it was unanimously passed.

COMMENTS: None

ADJOURNMENT: Mr. Walden called for adjournment; Mr. Burbank was the second. The meeting concluded at 6:46PM.

The next general meeting will be held on February 15, 2023

Transcribed by
Karen Jorgensen
Recording Secretary


Secretary

11-26-22
Date