

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP MINUTES
March 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, Ron Betti, Vice President, and Julie Anderson, Secretary. Bo Walden, Member at Large, was absent.

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

A quorum was reached.

INTRODUCTIONS: Mr. Meyer asked the homeowners present to introduce themselves, give their address, and say how long they have lived in the Villas.

NEW OWNERS: There was one new owner who lives on Golfview Dr.

APPROVAL OF MINUTES: Ms. Anderson made a motion to approve the 2022 Annual Meeting minutes as submitted. Mr. Betti was the second and the motion was unanimously passed.

FINANCIAL REPORT: Mr. Meyer reported for Ms. Kurz. The 2022 quarterly dues did not increase from 2021 and the year finished under budget. The Board tries to spend prudently. The full financials are posted on the Villas website villas46a.org. Mr. Burbank has made a pie chart of where the 2023 money will be spent: 39% goes to landscaping, 8% to legal & professional services, 13% to the reserve fund which is only used for improvement to the Villas assets, 11% to roof repair, 7% to insurance, 7% to waste collection, and 2% to pest control. The special assessment of \$1000/year/unit was passed by the Board at the November 2022 general meeting. \$75/quarter goes into the reserve fund from the quarterly dues in addition to the special project assessment.

MAINTENANCE MANAGER'S REPORT: In 2022 there was substantial roof damage caused by the summer monsoons. There are two roofs that need repaired at the present time. The underlayment is the problem. The Villas were built between 2004 and 2006 and roof issues have been a problem from the beginning. Mr. Paddock is interviewing roofing contractors. He is also waiting on a contractor that repairs stucco to give him an estimate.

LANDSCAPE MANAGER'S REPORT: The Board wished Mr. Anderson well as he has recently had surgery. Mr. Meyer said that in 2022 the landscapers kept up with tree trimming and the neighborhood looks good. Landscaping stayed within budget last year. Their biggest costs are increases in fertilizer, labor, grass seed, and gasoline.

OLD BUSINESS

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

ROOFING ESTIMATES – Mr. Burbank said one contractor proposed using a double layer of underlayment. The estimated life of these new roofs is 25-30 years. The estimate for the 60 buildings would be \$1,460,000. The original plan was to start the work in 2024 and do 20 units a year. This work would only cover the underlayment; tiles would be replaced only if they are broken or cracked. The Board is well aware of the roof situation. The previous roof estimates received at the time of the previous study was approx.. \$1.1mm

NEW BUSINESS/ COMMENTS/QUESTIONS

A homeowner said she had not seen the pest control person since last October. Mr. Meyer had seen him in the area a few days ago. What he does is seasonal chemical treatments and removes cobwebs from the exterior of the buildings. Mr. Burbank has a bid from another company that came in much higher than what the Villas are currently paying.

A homeowner complimented the Board members on the good job they are doing.


A homeowner asked if the Board knew why people are moving out of the Villas. Mr. Meyer did not know specific reasons. He hoped the fee rate was not the reason people are selling.

Mr. Meyer said there will be a vacancy on the Board when the elections come up in July. Homeowners should consider running for the seat.

ADJOURNMENT: Mr. Burbank called for adjournment; Ms. Anderson was the second. The meeting concluded at 6:51PM.

The next general meeting will be held on May 17, 2023 at 5:30PM.

Transcribed by
Karen Jorgensen
Recording Secretary



Secretary

3-22-23

Date