

SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION

BOARD OF DIRECTOR'S MEETING MINUTES

May 18, 2021

President Michael Meyer called the meeting to order at 5:35PM. The meeting was held via Zoom teleconferencing. Board members signed in included Mr. Meyer, Larry Hanken, Secretary, Ron Betti, Vice President/Treasurer, and Bo Walden, and Julie Anderson, Members at Large.

Craig Paddock, Maintenance Manager, and Alice Kurz, Accountant, were also signed in.

A quorum was reached.

APPROVAL OF MINUTES: Mr. Hanken made a motion to approve the March 16, 2021 meeting minutes as presented. Mr. Betti was the second and the motion was unanimously passed.

FINANCIAL REPORT: Ms. Kurz said the Association was on track with budget. She is in the process of collecting two accounts that are in arrears. The first amount of the designated reserve funding will be transferred. The May financials will be out the first part of June.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock is concerned with a villa on Arrowvale that has issues with a bedroom ceiling.

- The mailbox that was destroyed will be rebuilt next Thursday.
- There is a plumbing problem at a villa that he is dealing with.
- He is waiting to hear from the paint contractor on touch-up work.

The Board and Mr. Paddock discussed what constitutes the "footprint" of a villa to determine who is responsible for maintenance work, the owner or the Association.

LANDSCAPE MANAGER'S REPORT: Mr. Anderson was unable to attend the meeting but submitted a written report which Mr. Meyer read.

- Sprinklers are on twice a day now because of the transition to summer grass.
- Watering shrubs and trees has increased due to warmer temperatures.
- The second round of trimming will start soon.
- There is an increase in the amount of pet droppings; a notice should be sent out to pick up after pets.
- If homeowners have questions they should email Mr. Anderson or fill out a work request.

OLD BUSINESS

PAINTING EXPENSE OWED - \$4000 is still owed to GPS for exterior painting but no invoice has been received. Mr. Paddock will begin to take care of the open items and bill against the outstanding amount owed GPS.

NEW BUSINESS

MAILBOX DOORS – Mr. Betti said homeowners have been asking why the doors are being replaced when they could be gotten rid of. The problem of rusting of the metal doors is caused by watering the grass that is around them. A cinder block is the size of the opening and it could be inserted, stuccoed and painted and it would close up that opening. Mr. Meyer asked that someone get a bid on doing this throughout the community so it could be included in the 2022 budget. The Board and homeowners discussed the pros and cons of sealing up the door.

Ms. Anderson agreed to do research on replacing the doors. A team to look at alternatives to this situation will be formed by the next Board of Directors meeting in August.

BOARD MEMBERS TERM EXPIRATION – All five of the current Board members' terms will expire in June or July. Mr. Meyer polled the members individually and asked if they would be willing to serve in their current capacities for another two years. All agreed to do so. If a homeowner comes forth to serve they will be considered but it is usually difficult to get owners to volunteer. Mr. Betti made a motion that by acclamation the Board members be approved to serve for another two years. Mr. Hanken was the second and all homeowners attending the Zoom meeting agreed to the motion. The Board members agreed to look at the Villas 46A governing documents to see what could be done to avoid all the members' terms expiring at the same time in the future.

COMMENTS

Susan Carew received a mailing from Hays Cooling & Plumbing offering insurance and saying she had an exterior water line problem. All agreed this was junk mail but Ms. Carew wanted homeowners to be aware so they don't purchase insurance they don't need.

Terry Craig thanked the Board members for their work and willingness to continue to serve.

Mr. Meyer announced that the trash pick-up company, Republic, increased their rates by \$400 a month. The contract with them had expired but no notice of renewal was received. Mr. Betti contacted the company and got the increase reduced to a 3% yearly increase however, he has not received the paperwork for the contract as yet. The Board and homeowners discussed this and the idea of getting other companies to bid on the work.

ADJOURNMENT: Ms. Anderson called for adjournment; Mr. Waldon was the second. The meeting concluded at 7:15PM. The next Board of Directors meeting will be held on August 17, 2021.

Transcribed by

Karen Jorgensen

Recording Secretary

Larry W. Hanken 5/21/21

Secretary

Date