

SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
March 19, 2019

President Ron Betti called the meeting to order at 4:30PM. The meeting was held in the Oakwood Poolside building. Board members present included Mr. Betti, Susan Carew, Secretary/Treasurer, Mike Meyer, Vice President, and Larry Hanken and Julie Anderson, Members at Large.

Craig Paddock, Maintenance Manager, Jeff Burt, President of Tenant Landscape Management, and Bob Deken, Accountant, were also present. Former President Richard von Barandy and his wife Carol attended as guests of honor.

A quorum was reached.

INTRODUCTION OF BOARD & STAFF: Mr. Meyer introduced Mr. Betti as the new HOA President and thanked Mr. von Barandy for his service. Mr. Betti gave his background as a former Board member and introduced the current Board members and staff. He thanked the members who helped arrange the festivities for the evening.

INTRODUCTION OF NEW OWNERS: Ten new owners introduced themselves.

APPROVAL OF MINUTES: Mr. Hanken made a motion to approve the March 20, 2018 Annual Meeting minutes as submitted; Mr. Meyer was the second and the motion was unanimously passed.

FINANCIAL REPORTS: Mr. Deken reviewed the Balance Sheet highlighting the increase in the Reserve account CDs. There were 16 property transfers in 2018; Association dues did not increase for 2019. Mr. Deken said the Villas' finances are in good shape.

MAINTENANCE MANAGER'S REPORT

- Nine roof repairs have been completed already this year.
- Two patio roofs will be done each month until all repairs are completed.
- He will present options for stucco repairs.

LANDSCAPE MANAGER'S REPORT: A tree program has been instituted for pruning 55 trees each year for four years. The new remote irrigation system should save the Association 30% of the previous water bills. Pruning of shrubs will begin next as will weeding.

GUEST SPEAKER: Mr. von Barandy was the guest speaker and he began with an amusing story. He outlined the Association's accomplishments during 2018 and thanked the Board members for making 2018 a successful year. He also thanked the staff members for their outstanding work.

COMMENTS

Ms. Anderson said she found a large bee hive in a tree. It was removed.

A homeowner said he noticed the new smaller trash cans are overloaded and asked if homeowners could go back to the larger cans. Mr. Meyer said to contact Republic, the trash provider. Their information is on the HOA website.

Mr. Betti thanked Mr. von Barandy again for his dedication to the Villas and presented him with a gift card in appreciation on behalf of the community.

ADJOURNMENT: Mr. Hanken called for adjournment; Mr. Meyer was the second. The business meeting concluded at 5:10PM. A potluck social followed the meeting.

Transcribed by
Karen Jorgensen

Secretary

Date