

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINUTES**  
**October 23, 2018**

President Richard von Barandy called the meeting to order at 4:30PM. The meeting was held in the Oakwood Clubhouse Bradford Room. Board members present included Mr. von Barandy, and Ron Betti, and Julie Anderson Members at Large. Mike Meyer and Susan Carew were absent.

Craig Paddock, Maintenance Manager, Doug Anderson, Landscape Manager, and Bob Deken, Accountant, were also present.

A quorum was reached.

**INTRODUCTION OF BOARD & STAFF:** The Board members and staff were introduced by Mr. von Barandy.

**INTRODUCTION OF NEW OWNERS:** None

**APPROVAL OF MINUTES:** Ms. Anderson made a motion to approve the August 21, 2018 meeting minutes as submitted; Mr. Betti was the second and the motion was unanimously passed.

**FINANCIAL REPORT – September 2018:** Mr. Deken reported the operating cash as \$26,230, the reserve CD funds as \$169,797, and the money market reserve as \$70,146. The operating account is normal for this time of year when 4<sup>th</sup> quarter dues are due. There is one owner who is 3 quarters in arrears. The financial well being of the Association is in good shape.

**MAINTENANCE MANAGER'S REPORT:** Mr. Paddock said:

- 13 roof leaks were repaired.
- Stucco repairs will be done in the next 2 or 3 weeks.
- Painting of mailboxes and utility boxes is ongoing.
- The white footprints in the street will be covered by the end of the week.

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

- Over seeding the grass has been completed; there are a few spots to touch up.
- Planting of shrubs and trees has started and should be completed this week.
- Holiday trimming will be done in November.

**OLD BUSINESS**

**RECYCLING** – An email has been sent outlining the problems with the trash provider. The form to sign up for recycling can be found on the 46A website. Mr. von Barandy will publish a list of recyclable items.

**TRASH CANS** – One exchange has been done. Another will be done mid-November and another in January in order to make sure all owners have an opportunity to switch out their cans if they so chose.

**NEW BUSINESS**

**TRASH/RECYCLING ISSUES** – The Board met with the trash provider concerning the issues with service. An email has been sent to homeowners outlining the problems.

FLOODING ISSUES – October was the rainiest month on record for Arizona. Work is ongoing to fix the issues homeowners had due to flooding.

LANDSCAPE CONTRACT – A new landscape contractor has been hired. An electronic watering system will be installed that should produce a 30% savings to the Association.

WELCOME BROCHURE – Mr. von Barandy passed around 2 copies of the new brochure. The Board and audience discussed whether this information would be good to distribute to all homeowners, not just those currently moving in.

BOARD TERMS OF OFFICE – Mr. von Barandy and Ms. Carew will be due to go off the Board. Mr. von Barandy encouraged homeowners to consider running for the vacancies.

**COMMENTS**

A homeowner asked if he could have a car cover. All discussed if this was restricted in the Villas Rules & Regulations and/or in IronOaks Rules & Regulations.

A homeowner thanked Mr. Anderson for his service to the Association and for being so responsive to the needs of the community. Mr. Anderson said it was a pleasure to work for the Association.

**ADJOURNMENT:** Mr. Betti called for adjournment; Ms. Anderson was the second. The meeting concluded at 5:25PM. There will be a workshop meeting on November 13; the next regular general meeting will be on December 11.

Transcribed by  
Karen Jorgensen

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Secretary

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Date