

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINUTES**  
**November 16, 2021**

President Michael Meyer called the meeting to order at 5:30PM. The meeting was held in the Oakwood Clubhouse restaurant alcove. Board members present included Mr. Meyer, Ron Betti, Vice President/Treasurer, Larry Hanken, Secretary, and Bo Walden, and Julie Anderson, Members at Large.

Doug Anderson, Landscape Superintendent, and Alice Kurz, Accountant, were also present. Craig Paddock, Maintenance Manager, did not attend due to illness.

A quorum was reached.

**INTRODUCTIONS:** Mr. Meyer said this was the first "live" meeting since the start of Covid; it was nice to see homeowners' faces. He introduced the Board members and staff.

**NEW OWNERS:** Margaret McCabe, a new owner, introduced herself.

**APPROVAL OF MINUTES:** Mr. Hanken made a motion to approve the September 21, 2021 meeting minutes as presented. Ms. Anderson was the second and the motion was unanimously passed.

**FINANCIAL REPORT:** Ms. Kurz

- As of October 31 all assessments that were past due have been collected.
- The reserve continues to grow by \$12,000 a month.
- The insurance expense is paid monthly.
- An account has been opened at Chase Bank because the HOA will get better service there. When CDs come due they will be transferred to Chase.

**MAINTENANCE MANAGER'S REPORT:** Mr. Meyer read Mr. Paddock's report.

- ✓ GPS has done 2 roof repairs; the touch-up paint work will be completed by the end of November.
- ✓ Some satellite dishes still need to be painted.
- ✓ Mailbox drop down doors are being replaced; 12 have been completed.
- ✓ Self-leveling will be done by the end of the year.
- ✓ The Property Repair Request form is on the 46A website (46a.org)

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

- Over seeding the grass has been completed.
- Shrubs have been trimmed.
- Raising the canopies on the trees will begin November 19.
- Seal coating the streets will begin November 17.
- Some trees belonging to HOA3 are overhanging the perimeter wall and need trimming. Mr. Walden will contact the master association in this regard.

**OLD BUSINESS**

PAINTING EXPENSE OWED - \$4000 is still owed to GPS for exterior painting. GPS still has touch-up work to do.

GRANITE FOR END UNIT ON NACOMA, WEST SIDE – The work has been completed.

COX COMMUNICATIONS – Mr. Meyers has signed paperwork to give Cox access to install fiber optics in the Villas. Cox will offer homeowners their service but if homeowners are satisfied with their current service they do not have to sign up.

**NEW BUSINESS**

2022 BUDGET REVIEW & APPROVAL – Ms. Kurz went over the 2022 budget which was a handout at the meeting. There will be no increase in the assessment for next year. Mr. Meyer said that if money is left over this year it will be transferred to the reserve account. The Board and attendees discussed pest control duties, plant and aggregate replacement, cleaning debris from roofs, termite remediation, and turf reduction. Mr. Betti made a motion to approve the 2022 budget as proposed; Mr. Hanken was the second and the motion was unanimously passed. Mr. Meyer said the special project fund contributions will remain the same as last year (\$250/qtr) and made a motion to approve this. Mr. Hanken was the second and the motion was passed with Ms. Anderson abstaining from the vote.

**COMMENTS:** None

**ADJOURNMENT:** Mr. Betti called for adjournment; Mr. Hanken was the second. The meeting concluded at 6:41PM. The next general meeting will be held on **Wednesday**, February 16, 2022 in the Oakwood Clubhouse Bradford room.

Transcribed by  
Karen Jorgensen  
Recording Secretary

*Larry W. Hanken*

November 16, 2021

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Secretary

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Date