

SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
November 19, 2019

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

Craig Paddock, Maintenance Manager, Tyler Burt, Landscape Manager, and Bob Deken, Accountant, were also present.

A quorum was reached.

INTRODUCTION OF BOARD & STAFF: Mr. Betti introduced the Board members and the staff.

INTRODUCTION OF NEW OWNERS: Owners on Arrowvale were attending a meeting for the first time.

APPROVAL OF MINUTES: Ms. Carew made a motion to approve the September 24, 2019 meeting minutes as presented. Mr. Hanken was the second and the motion was unanimously passed.

FINANCIAL REPORT: Mr. Deken reported, as of October 31st, there was \$39,266, in the operating account, \$18,000 of which went to pay the down payment on the exterior painting. There was 179,432 in Reserve CDs and the money market Reserve was \$77,466. There was one unpaid homeowner at the end of October.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock had little to report other than the exterior painting which caused some concerns from homeowners in the beginning. Those issues have been solved and most in attendance today liked the color and the job the company is doing. The person who ran into a Villa mail box is responsible for the damage and will pay for it.

LANDSCAPE MANAGER'S REPORT: Mr. Burt:

- Plant replacement is ongoing.
- Irrigation repairs on the North side are completed; this work will continue throughout the property.
- All grassy areas have been re seeded.
- Landscapers have been asked to maintain a more natural look for plants and shrubs. If one is overgrown, even if flowering, it will be trimmed.

OLD BUSINESS

VILLAS PAINTING & STUCCO CONTRACT SCHEDULE – One half of Arrowvale has been completed. Anyone contemplating replacing their garage door or a panel on the door needs to do it soon. Mr. Meyer has a reference for a garage door vendor. Phase 1 of the painting is estimated to be completed in two weeks and the entire job finished by the end of February. The total cost of the painting is \$162,000.

ARIZONA SENATE BILL 1531 – Mr. Deken explained that everyone will receive a letter with their current assessment balance even if they are on SurePay.

The letter needs a response and 100% participation is required. The letters will be mailed around December 20th. This is a one-time only occurrence.

NEW BUSINESS

2020 BUDGET PROPOSAL – The Board proposed raising the assessment by \$15. Five dollars of that will go into the Reserve for future painting, stucco repair and irrigation repairs. The Board and meeting attendees discussed the need for reserve funding and the unknown high cost when roof underlayment will need to be replaced. Mr. Hanken made a motion to approve the 2020 budget with the \$15/unit assessment increase. Mr. Meyer was the second and the motion was unanimously passed. This information will be posted on the Villas website.

ANNUAL MEETING – The annual meeting of the membership is scheduled for March 17, 2020. Mr. Betti hoped the same group that worked on the pot luck would do it again this year.

BOARD OPENINGS AS OF JULY 1, 2020 – The election cycle will begin in February; the nomination form can be found on the HOA website.

COMMENTS

The Board was asked to review the trash contract to see if a change to one trash pickup and one recycle pickup per week could be made. The cost to do that was prohibitive. Homeowners who want recycling can have it for an additional cost.

Mr. Meyer suggested the Board form a committee to investigate the future roof issues. Roof repairs are currently 99% of the budget.

A homeowner thanked the Board members for all they do for the community.

ADJOURNMENT: Mr. Hanken called for adjournment; Ms. Carew was the second. The meeting concluded at 5:45PM. The next meeting will be held on February 18, 2020.

Transcribed by
Karen Jorgensen
Recording Secretary

Secretary

Date