

SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
November 20, 2024

President Michael Meyer called the meeting to order at 5:03PM. The meeting was held in the Oakwood Clubhouse Bradford Room. Board members present included Mr. Meyer, Ray Burbank, Treasurer, Bo Walden, Vice President, and Chloe Hanken, Secretary. Nate Ellis, Director at Large, was absent.

Craig Paddock, Maintenance Manager, and Krystle Scally, Accountant, were also present.

A quorum was reached.

INTRODUCTIONS: Mr. Meyer introduced the Board members and the staff.

NEW OWNERS: None

APPROVAL OF MINUTES: Ms. Hanken made a motion to approve the September 18, 2024 meeting minutes as submitted. Mr. Burbank was the second and the motion was unanimously passed.

FINANCIAL REPORT: As of October 31, 2024 Income totaled \$346,726; the Reserve Fund balance was \$606,002.57. Ms. Scally said the Association was operating close to budget and should be in good shape until the end of the year. Mr. Burbank spoke to the pie chart handout which showed how the 2025 assessment will be used. The biggest amount will go towards landscape and irrigation. The quarterly payments will not change (\$605) from what homeowners paid in 2024. Mr. Burbank made a motion to accept the 2025 budget; Mr. Walden was the second to the motion and it was unanimously passed.

Mr. Burbank said the special project reserve money is invested in T-bills and by March 2025 it will have gained \$37,000 in interest. Operating fund money has also been invested.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock said he thinks the roofing project is going well. He continues to do stucco repairs and touch up painting. He is also working on the Pima water box covers, trying to get them replaced.

LANDSCAPE MANAGER'S REPORT: Mr. Anderson could not attend the meeting but Mr. Meyer read his comments. He is waiting for the rye grass seed to germinate. In a week he will touch up the bare spots with more seed and with mulch. He has fixed more leaks in the irrigation boxes and started to plant replacement shrubs. Ann Burbank, a homeowner, said golf carts are driving across the lawns in the back of her Villa. Mr. Walden suggested roping off the area.

OLD BUSINESS

ROOFING PROJECT STATUS – The underlayment on the roofs that was installed in September or after has the warranty extended from 20 to 30 years. The whole project will probably be done in June 2025. The work is being done in chronological order, oldest Villas first. The job is taking longer than expected because of the high summer temperatures and the few rainy days. Some ground may be gained now that it is cooler.

LAST PAYMENT FOR ROOF PROJECT – The last payment is due December 27 and can be paid with the January 2025 HOA dues.

ARCHITECTURAL PERMITS – Any exterior changes/work homeowners want to do must be permitted by the Villas Association and by the master association.

NEW BUSINESS

2025 MEETING DATES & TIMES – The meeting dates and times for 2025 have been established and they are posted on Constant Contact. The next regular Board meeting will be on February 19.

NEW DIRECTOR AT LARGE – Mr. Ellis is moving from the Villas and thus a new Board member was needed. Margaret McCabe has stepped up and agreed to serve. Mr. Meyer made a motion to appoint Ms. McCabe as Director at Large to replace Mr. Ellis. Ms. Hanken was the second to the motion and it was unanimously passed. Mr. Meyer, on behalf of the Board and homeowners, thanked Mr. Ellis for his service to the Association.

COMMENTS

A homeowner in the audience thanked the Board members for their service.

ADJOURNMENT: Mr. Walden called for adjournment; Mr. Burbank was the second. The meeting concluded at 6:11PM.

The next Board of Directors’ meeting will be held on February 19, 2025 at 5:00PM in the Bradford Room at 5:00PM.

Transcribed by

Karen Jorgensen
Recording Secretary

Chloe Hanken

12/4/2024

Secretary

Date