

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
February 16, 2022**

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

Alice Kurz, Accountant, and Craig Paddock, Maintenance Manager, were also present.

A quorum was reached.

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

NEW OWNERS: None

APPROVAL OF MINUTES: Mr. Hanken made a motion to approve the November 16, 2021 meeting minutes as presented. The motion was unanimously passed.

FINANCIAL REPORT: Ms. Kurz

- Overall 2021 ended well. Expenses were down only tree trimming and granite replenishment were over budget.
- \$25,000 was transferred to the Reserve Fund from excess 2021 operating income.
- As of January 2022 all assessments have been paid.
- The Reserve continues to grow at approximately \$12,000/month.
- Operating funds are healthy and the Association is on track.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock

- Work is ongoing to paint the utility boxes. The worst one in on Nacoma and S. Dobson.
- Mailbox medal doors are still being replaced. Some homeowners want the drop box to have a key to open it. Mr. Paddock is working on making this work.
- There is one roof leak that was reported.
- Satellite dishes are still being painted.

LANDSCAPE MANAGER'S REPORT: Mr. Meyer read Mr. Anderson's report.

- The second application of fertilizer for the winter rye grass will be applied this week.
- Plants reported by homeowners as needing replacement will be planted in March or April.
- Weeds in the granite areas will be sprayed.
- Clover in the turf will be sprayed after the fertilizer application.
- There are 2 water main leaks that will be repaired.
- Trimming shrubs will begin in March.
- The remainder of the tree trimming will be completed before summer.
- A Chinese Elm tree in front between 24515 and 24519 Golfview will be removed as the roots are growing in the sewer line of 24515 Golfview. No replacement will be planted.

OLD BUSINESS

PAINTING EXPENSE - \$4000 was held back until GPS did touch-up work on the exterior painting. The work was completed satisfactorily and the money was paid in December.

COX COMMUNICATIONS – Cox will run fiber optic cable throughout the community and will offer a one-time rebate to those who sign up for service from them. This is not mandatory; homeowners can stay with the service they have if they so chose.

2022 BUDGET – This year’s budget was approved by the Board at their November 2021 meeting. A homeowner asked about the pest control service. Mr. Betti will get a list of what the service does each time they come to the Villas.

SPECIAL PROJECT ASSESSMENT – The Special Assessment was approved by the Board at their November 2021 meeting. Homeowners will pay \$250/quarter.

NEW BUSINESS

OAKWOOD OUTDOOR CONCERT – An outdoor concert was held near the Oakwood golf pro shop; the speakers were turned towards the Villas which caused some concern from the homeowners. Two more outdoor concerts are scheduled for 2022. One concern is that these concerts become too frequent as the noise is a factor. The Board and attendees discussed this issue and will discuss it again at the next general meeting. A letter will be sent to HOA3 management citing concerns.

COMMENTS

One of the homeowners who attended the meeting thanked the Board for serving.

Mr. Betti reminded homeowners that if they do any work outside their Villa they need to see if that work requires an HOA3 permit.

ADJOURNMENT: Mr. Hanken called for adjournment; Mr. Walden was the second. The meeting concluded at 6:33PM. The next general meeting will be the Annual Meeting held on Wednesday, March 16 2022 in the Oakwood Clubhouse Bradford room.

Transcribed by
Karen Jorgensen
Recording Secretary

Larry W. Hanken
Secretary

2/17/22
Date