

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

President Michael Meyer called the meeting to order at 6:08PM. The meeting was held via Zoom teleconferencing. Board members signed in included Mr. Meyer, Larry Hanken, Secretary, Ron Betti, Vice President/Treasurer, and Bo Walden, and Julie Anderson, Members at Large.

Craig Paddock, Maintenance Manager, Doug Anderson, Landscape Manager, and Alice Kurz, Accountant, were also signed in.

A quorum was reached.

**APPROVAL OF MINUTES:** Mr. Hanken made a motion to approve the February 16, 2021 meeting minutes as presented. Mr. Betti was the second and the motion was unanimously passed.

**FINANCIAL REPORT:** Ms. Kurz said the financials for February are posted on the website. The HOA was on budget in February. There are some outstanding assessments. The reserve has a balance of \$176,000.

**MAINTENANCE MANAGER'S REPORT:** Mr. Paddock is working with the painter on the needed stucco repairs. He has an order in for a broken window. Work requests have been quiet. He is working on a plan for roof repairs.

**LANDSCAPE MANAGER'S REPORT:**

- The turf was fertilized for the first time this year.
- Trimming has started.
- There is a problem with an area that gets too much shade and heat on the back side of Nacoma and it is hard to keep it green. Soil samples will be taken and analyzed.
- Some areas will have sod laid this summer.
- Mr. Anderson is still having trouble getting Constant Contact mail and his email address is incorrect on the Villas contact sheet.

**OLD BUSINESS**

**PAINTING EXPENSE OWED -** \$4000 is still owed to GPS for exterior painting. Their final invoice has not been received. When the little stucco and touch up repairs are done GPS will be paid.

**TRANSFER EXCESS 2020 OPERATING CASH TO RESERVE -** The transfer of \$25,000 was completed this February.

**CONSULTATION WITH HOA ATTORNEY –** Mr. Meyer and Mr. Walden met with Beth Mulcahy regarding future funding so as to comply with the Villas CC&R and state law.

**NEW BUSINESS**

**FUTURE PROJECT FUNDING SPECIAL ASSESSMENT –** Three volunteers, Rick Nunemaker, Ray Burbank, and Bo Walden were appointed to look into the Villa's reserves. They began work in September and presented their recommendation to the Board on January 16. The objective was to review the infrastructure and what the HOA's responsibilities are and also if the current assessment was adequate to fund the reserve for the next ten years.

They focused on exterior painting and stucco repairs, irrigation, and roof underlayment and tiles and they looked at models on how to accomplish the needed funds.

They determined that a special assessment was needed in the amount of \$250 per quarter for the next seven years. This special assessment will have to be voted on yearly.

A long discussion ensued on this subject with many of the homeowners asking questions and voicing their opinions.

Mr. Meyer read a resolution of the Board on the special assessment. The last paragraph reads as follows, "The Association's Board of Directors hereby levies a special Villas assessment in the amount of \$750 per lot in accordance with paragraph 5(c) of the Association's Declaration. The special Villas assessments in the amount of \$750 per lot will be due and payable in 3 equal installments of \$250 each due on April 2021, July 2021, and October 2021 dates of the existing HOA dues." Mr. Meyer made a motion to adopt this Resolution, Mr. Betti was the second and Mr. Meyer called for a roll call vote asking each Board member if they approve and if they were willing to sign the Resolution. All voted in favor of the Resolution and were willing to sign it.

**COMMENTS:** None

**ADJOURNMENT:** Mr. Meyer called for adjournment; Ms. Anderson was the second. The meeting concluded at 7:37PM. The next Board of Directors meeting will be held on May 18, 2021.

Transcribed by  
Karen Jorgensen  
Recording Secretary

*Larry Hanken* 03/30/21  
Secretary Date