

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINUTES**  
**August 17, 2022**

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

Alice Kurz, Accountant, Doug Anderson, Landscape Manager, 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:** Ms. Anderson made a motion to approve the February 16, 2022 meeting minutes as presented. Mr. Walden was the second and the motion was unanimously passed.

**FINANCIAL REPORT:** Ms. Kurz

- The reserve account continues to grow by approximately \$12,000 per month. As of July 31, 2022 to balance was \$399,144.
- There was a negative balance in accounts receivable due to 2 prepaid assessments and 1 that was unpaid.
- The HOA insurance was renewed in August and \$1,598 will be allocated monthly.
- Repairs on 11 roofs were completed in July; damage was due to monsoon storms.
- Water costs were higher in July due to elevated temperatures.
- Overall the Association is under budget. The financials are posted on the Villas website.

**MAINTENANCE MANAGER'S REPORT:** Mr. Paddock

- One pressing roof repair remains and there is one unit with roof tile issues.
- 11 roof leaks were repaired in July but there were none reported after this last storm.
- No mailbox work was done in July but the work was started again last week.
- One mailbox was damaged; that driver agreed to pay to have it repaired.

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

- There was lots of damage from the storm on August 14<sup>th</sup>. Four trees will have to be removed.
- A pine tree fell on a car that was parked in a driveway. The group discussed the insurance ramifications and Ms. Anderson agreed to follow up with the HOA insurance company.
- Tree branches fell on a Villa on Nacoma but there was no damage done.
- More tree trimming will be done this year.
- Over seeding is coming up; prices for seed are higher than last year.

Ray Burbank, a Villa resident, said that as of January 1, 2023 Arizona's water allotment will be cut by 20%; turf reduction should be considered. Mr. Meyer agreed to look into it.

Mr. Meyer suggested surveying homeowners on Nacoma to see if they would agree to put granite along the back wall that runs behind their properties.

**OLD BUSINESS**

JULY ROOF EXPENSES – The elevated costs were due to monsoon activity.

OUTSIDE WORK/HOA & VILLAS PERMITS – Mr. Meyer reminded owners of the need to obtain Villas and HOA3 permits for any outside work they are considering doing.

**NEW BUSINESS**

COX COMMUNICATIONS – Mr. Walden met with Cox representatives to establish a line of communication. Street marking for utilities is complete and Cox should be working in the neighborhood starting next week. Work should be completed by Labor Day. Mr. Walden will be speaking with Cox representatives on a weekly basis once work is started. Big equipment will be on the streets; homeowners must bear with it. Cox will canvas the neighborhood to sign up subscribers.

INSURANCE RENEWAL – Policies for the Villas exteriors, liability for the Board of Directors, and workers compensation were renewed this month with Foothills Insurance. Auto Owners is the carrier and there was a 7% increase in rates.

**COMMENTS**

Dean Crocker, an owner, said the website has not been updated. Mr. Meyer offered to show Mr. Crocker where to look after the meeting concludes.

Ray Burbank said 2 of the 4 street light poles have been installed. Mr. Anderson agreed to see if there are any others that need replacing.

**ADJOURNMENT:** Ms. Anderson called for adjournment; Mr. Walden was the second. The meeting concluded at 6:48PM.

The next general meeting will be held on September 21, 2022.

Transcribed by  
Karen Jorgensen  
Recording Secretary

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Secretary

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Date