

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINUTES**  
**August 20, 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, Mike Meyer, Vice President, Susan Carew, Secretary/Treasurer, and Larry Hanken, Member at Large. Julie Anderson, Member at Large, was absent.

Craig Paddock, Maintenance Manager, Jeff 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:** An owner on Nacoma introduced himself and his wife.

**APPROVAL OF MINUTES:** Ms. Carew made a motion to approve the May 21, 2019 meeting minutes as corrected. Mr. Hanken was the second and the motion was unanimously passed.

**FINANCIAL REPORT:** Mr. Deken reported, as of July 31<sup>st</sup>, there was \$73,977 in the operating account, \$74,389 in the reserve money market account, and \$74,845 in CDs for a total of \$326,784. Ten homeowners did not make the required deadline for paying their quarterly assessment by the last day of the first quarter but most are no longer in arrears. The insurance premium for next year will be paid this week. As of July 31<sup>st</sup> the total Association liabilities & equity was \$334,583.

**MAINTENANCE MANAGER'S REPORT:** Mr. Paddock said patio roof repairs are back on schedule; homeowners will be notified before scheduled work is done on their unit. All the roof leaks have been repaired.

**LANDSCAPE MANAGER'S REPORT:** Mr. Burt reported:

- Turf aeration has been completed.
- Concern over brown grass under trees is being looked into. The Board will make the final decision on whether to install granite in those areas or replace the grass with sod.
- Trimming will be done on a 9-10 week cycle. Workers cannot trim to individual homeowners' requests.

**OLD BUSINESS**

**SPECIAL ASSESSMENT** – The Board held a work session on whether a special assessment was needed. The consensus was to hold to the current budget this year as a good job of keeping spending in check is being done. A work session in October is scheduled to review the budget again. Mr. Betti explained why the 2018 budget is being used this year and the consequences, per unit, of having a special assessment. The Board is trying to be fiscally responsible by working within the parameters of the current budget.

**NEW BUSINESS**

**PAINTING & STUCCO ISSUES** – Mr. Paddock has obtained three reliable bids from contractors to repair the stucco on the stem walls and paint the units.

The Board will finalize the bids and vote on the matter at the September Board meeting. All three contractors will guarantee their work for five years and they are all well established companies. Financing this project will come from the reserve account and Mr. Deken will prepare a preliminary 2020 budget to help with the decision-making process.

**COMMENTS**

Ray Burbank said his unit is one of the worst for paint peeling. He asked if the Integra block is being compromised. Mr. Paddock said it was not.

Bill Aune suggested hiring a landscape architect to evaluate what should be done around the base of the trees.

Mary Ann Betti suggested forming a landscape committee to look at all aspects of the landscaping. Another homeowner agreed to help in this effort. An email blast will go out asking for volunteers and a prioritized list of work will be created by this committee.

Mr. Betti and Ms. Carew are working to revise the 46A website. Unapproved Board meeting minutes will be posted within two weeks of the meetings.

A homeowner asked if there was an ideal time to do exterior painting. Mr. Paddock said none of the contractors have voiced concerns but he will check on this.

A homeowner asked why the HOA doesn't put granite under the trees. Laying sod is a waste of time.

Ann Burbank said the landscaping crew does not trim the edges of the grass and they do not blow the clippings off the golf cart path. Mr. Bert said he will discuss this with the workers.

Mr. Betti asked that homeowners continue to submit work requests on the website. Responses will be sent within 48 hours of a request. If a homeowner has a complaint after work is done he/she should take it up with the Board.

**ADJOURNMENT:** Mr. Hanken called for adjournment; Mr. Meyer was the second. The meeting concluded at 5:40PM. The next regular general meeting will be held on September 24, 2019.

Transcribed by  
Karen Jorgensen  
Recording Secretary

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Secretary

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Date