

SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
August 21, 2018

President Richard von Barandy called the meeting to order at 4:30PM. The meeting was held in the Oakwood Clubhouse Bradford room. Board members present included Mr. von Barandy, Mike Meyer, Vice President, Susan Carew, Secretary/Treasurer, and Ron Betti, Member at Large. Julie Anderson, Member at Large, was absent.

Craig Paddock, Maintenance Manager, Doug Anderson, Landscape Manager, and Bob Deken, Accountant, were also present.

A quorum was reached.

INTRODUCTION OF BOARD & STAFF: The Board members and staff were introduced by Mr. von Barandy.

INTRODUCTION OF NEW OWNERS: Debbie Burns (9619 E. Nacoma Dr.) introduced herself.

APPROVAL OF MINUTES: Ms. Carew made a motion to approve the May 22, 2018 meeting minutes as submitted; Mr. Betti was the second and the motion was unanimously passed.

FINANCIAL REPORTS – July 2018: Mr. Deken reported the operating cash as \$74,460.46, the reserve CD funds as \$169,316.00, and the money market reserve as \$67,713.00. A few long-time homeowners are in arrears. If homeowners have questions on their account they should contact Mr. Deken.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock said:

- Four roofs were repaired due to monsoon storm damage.
- Concrete work on six patios and two driveways has been completed.
- It is not a good idea to leave for an extended period of time and leave your house unattended.

LANDSCAPE MANAGER'S REPORT: Mr. Anderson reported:

- ✓ Trimming is completed for now; more will be done towards the holidays.
- ✓ Turf will be fertilized and over seeding will be done in October.
- ✓ Plants and trees will be replaced when it is cooler but prior to over seeding.
- ✓ Tree canopies will be raised over the winter.
- ✓ Heavy watering has been done due to the summer temperatures.
- ✓ If homeowners see a problem they should call Mr. Anderson.

OLD BUSINESS

RECYCLING – Recycling is available on a weekly basis for an extra charge. Homeowners can sign up with Mr. Deken anytime. The bills must be paid through SurePay.

TRASH CANS – Today was the first day cans were traded out. It is not mandatory to change to a smaller can. The smaller can plus the recycle can together have the same footprint as the original, larger can.

VILLAS EMAIL – The email provider has been switched from Mail Chimp to Constant Contact.

VILLAS BOD INSTALLATION – The timing change for this event will be address next year when three members’ terms expire.

WEBSITE – The Villas website has been upgraded to include a search engine. This is a powerful tool that can be used to find items on the website.

NEW BUSINESS

MAINTENANCE LISTING – The website now has a stand-alone document on the maintenance coverage the Villas Association provides. There is also a document to sign up for SurePay.

WINDOW REPLACEMENT – If the outer pane of glass is broken, the Association will replace it. If the seal or the inside pane breaks, it is the homeowner’s financial responsibility.

RULES & REGULATIONS – Added to the section on what is not covered is normal wear and tear and items under manufacturer’s warrantee.

COMMENTS

Don Murphy asked if interior damage due to water leaks is covered. Mr. von Barandy said it was not.

Debbie Burns said there is a pipe in the ground that is not covered; it is dangerous. Mr. Anderson said it was Orbital cable. Ms. Burns should contact them to have it capped and send a work request to Mr. Paddock.

ADJOURNMENT: Mr. von Barandy called for adjournment; Ms. Carew was the second. The meeting concluded at 5:40PM. The next meeting will be held on October 23, 2018.

Transcribed by
Karen Jorgensen

Secretary

Date