

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINUTES**  
**September 21, 2021**

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

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

A quorum was reached.

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

**APPROVAL OF MINUTES:** Mr. Betti made a motion to approve the August 17, 2021 meeting minutes as presented. Ms. Anderson was the second and the motion was unanimously passed.

**FINANCIAL REPORT:** Ms. Kurz

- As of August 31 there is one prepaid assessment and one that is not collected.
- The HOA insurance was paid for the entire year and is expensed monthly.
- As of the end of August the balance in the HOA account is \$42,804; the reserve balance is \$68,505.
- Villas roof repairs are on track to reach the projected financial goal.
- For the most part the HOA is under budget year to date.

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

- One roof repair is scheduled, two repairs have been done.
- There are still a couple mailbox drop box doors to be cleaned up.
- The transformer boxes on Nacoma and Dobson will be painted again.
- Everything that was budgeted will be scheduled in the next 2 months.
- There are still a handful of issues for GPS; a walk-through will be scheduled.

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

- The irrigation seems to be fine. Older valves are starting to fail but the controllers are holding up.
- Trimming on Nacoma and Arrowvale is still left to do. Then the grass will be scalped for over seeding.
- The caterpillars that are on some of the shrubs will be gone shortly.
- After over seeding the trees will be trimmed and a plant list will be compiled.
- Granite replacement will be done by the end of the year.

**OLD BUSINESS**

PAINTING EXPENSE OWED - \$4000 is still owed to GPS for exterior painting. GPS has not shown a lot of interest in doing the needed walk-through.

GRANITE FOR END UNIT ON NACOMA, WEST SIDE – The work will begin soon.

REPUBLIC WASTE SERVICE 2 WEEK CREDIT – Mr. Meyer said the supervisor he spoke with has forwarded the request for the credit to his superior. The Board discussed going to a different trash provider.

COX COMMUNICATIONS – No discussion was held on this subject.

**NEW BUSINESS:** None

**COMMENTS:** None

**ADJOURNMENT:** Mr. Betti called for adjournment; Mr. Waldon was the second. The meeting concluded at 6:24PM. The next meeting will be a work session on October 19, 2021. The next general meeting will be November 16, 2021.

Transcribed by  
Karen Jorgensen  
Recording Secretary

*Larry W. Hanken*

9/24/21

---

Secretary

---

Date