

SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
September 21, 2022

President Michael Meyer called the meeting to order at 5:31PM. The meeting was held in the Oakwood Clubhouse Bradford Room. Board members present included Mr. Meyer, Ron Betti, Vice President/Treasurer, and Bo Walden, Member at Large. Julie Anderson, Member at Large, was absent.

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

A quorum was reached.

Mr. Meyer asked for a moment of silence in memory of Larry Hanken who had passed away. Mr. Hanken was currently Secretary of the Board.

Julie Anderson will fill in the Secretary's position until the end of that term. Ray Burbank, a Villa owner, has volunteered to fill the vacancy on the Board. Mr. Betti made a motion to accept Mr. Burbank as a Board member; Mr. Walden was the second and the motion was unanimously passed.

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

NEW OWNERS: None

APPROVAL OF MINUTES: Mr. Betti made a motion to approve the August 17, 2022 meeting minutes as posted on the Villas website. Mr. Walden was the second and the motion was unanimously passed.

FINANCIAL REPORT: Ms. Kurz

- The reserve account continues to grow; the balance as of August 31 was \$411,856.
- The Accounts Receivable balance is negative due to prepaid assessments. All assessments are collected.
- Insurance was renewed in August and is a monthly expense of \$1,736.
- Tree trimming due to storms was \$3,350 and was in addition to trimming for the month. Taken together, the amounts are still under the annual budget for this expense item.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock has a couple roofs that need to be repaired. He has been trying to contact the utilities companies about the condition of their boxes to no avail. The Board discussed who owns the boxes, the damage due to rust, and approaching the problem as a safety issue.

LANDSCAPE MANAGER'S REPORT: Mr. Anderson

- Scalping of the grass in preparation for over seeding has been completed.
- Some irrigation needs to be fixed and a timer needs to be replaced.
- Grass seed costs will be higher this year.
- Trees will be trimmed before over seeding is done.
- Shrub trimming is about half done.

Mr. Meyer asked Terry Craig to send out a notice about homeowners cleaning out their gutters.

OLD BUSINESS

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.

INSURANCE RENEWAL – Insurance for the exterior of the Villas was renewed with Foothills Insurance Company. The policy is through Auto Owners.

NEW BUSINESS

COX COMMUNICATIONS – Mr. Walden said so far there have been no hiccups. Timing of the preliminary work was good due to the grass scalping. There will be another walk-through on September 29th. The Board and management discussed what will happen when homeowners sign up for service, Cox’s responsibility for their subs, and potential other problems that might occur.

NEW BOD SECRETARY & BOD MEMBER AT LARGE – These topics were discussed during Mr. Meyer’s opening remarks.

COMMENTS

A homeowner asked if Mr. Anderson has an employee who does weed removal. Mr. Anderson said that he does have someone to do that.

ADJOURNMENT: Mr. Burbank called for adjournment; Mr. Walden was the second. The meeting concluded at 6:15PM.

The next general meeting will be held on November 16, 2022. The October 19 meeting will be a work session for project planning and the 2023 budget. Homeowners may attend if they are interested.

Transcribed by
Karen Jorgensen
Recording Secretary

Secretary

Date