

SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
February 19, 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, Susan Carew, Secretary/Treasurer, Mike Meyer, Vice President, and Ron Betti and Julie Anderson, Members at Large.

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: None.

APPROVAL OF MINUTES: Ms. Anderson made a motion to approve the December 12, 2017 meeting minutes as submitted; Ms. Carew was the second and the motion was unanimously passed.

FINANCIAL REPORTS – January 2018: Mr. Deken reported the operating cash as \$65,542.00, the reserve CD funds as \$167,688.00, and the money market reserve as \$58,553.00. Six of the eight homeowners who were in arrears have paid during the first part of February. Mr. Deken will meet with the new vendors to adjust the monthly budgets to closer reflect the time work will be completed.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock said he is trying to get up to speed since taking over this job January 1st.

- The biggest problem is the stucco at the base of the homes.
- The utility transformers located at Nacoma and South Dobson have been painted; the others will also be addressed.
- Twenty patio roofs will be converted to membrane topping this year in order of priority.
- Thirteen work requests were submitted in January.

LANDSCAPE MANAGER'S REPORT: Mr. Anderson is now in charge of the new landscape contract.

- ✓ Trimming has been completed
- ✓ Backflow devices have been repaired
- ✓ Granite repairs were done on Nacoma and on Arrowvale and granite was placed around the transformers to prevent them from rusting.
- ✓ Brown spots in the grass will be addressed and the turf will be fertilized.
- ✓ Landscape requests will be taken care of as they come in.

OLD BUSINESS

LANDSCAPE CHANGES – Re-landscaping of the green belt on Arrowvale has been done to correct a low area and prevent flooding.

BY LAWS – The By Laws have been amended to allow for a March 2018 meeting. Ms. Carew made a motion to approve this change; Ms. Anderson was the second and the motion was unanimously passed.

2018 BOARD MEETING SCHEDULE – The schedule is posted on the Villas website and in the bulletin board at the entrance to this Clubhouse.

NOMINATION COMMITTEE – No candidates for the open positions on the Board have stepped forward. Nominations will remain open until the Annual Meeting on March 20.

NEW BUSINESS

ANNUAL MEETING PLANS – The Annual Meeting will be held March 20 at the Poolside location. There will be a cash bar and homeowners will be asked by even address numbers to supply appetizers and by odd number addresses to supply desserts.

ARTICLES OF INCORPORATION Section VII – Ms. Carew explained the reasoning behind changing Board member terms from three years to two years beginning in 2018. This is to encourage more homeowners to run for Board positions. Mr. von Barandy made the motion to approve the change; Mr. Meyer was the second and the motion was unanimously passed. Also required was a vote of the members present to approve this change. By a show of hands, it was unanimously passed.

MEMBER POLICIES & PROCEDURES – This new section will include a list of the services provided by the Villas HOA and the services that are not covered. It will also include the Landscape and Special Landscape Policies. Contracts will now be transferred to the records kept by the Villas Secretary and/or Treasurer. This is a housekeeping issue that will not change any of the documents and therefore requires no vote.

RECYCLING (Addition to agenda) – Mr. von Barandy has obtained a quote from Sun Lakes Disposal that would include trash and recycling pick-up for the same cost as the present trash only pick up. Homeowners can opt out of recycling if they so chose. New cans will be provided.

UPCOMING EVENTS: The Annual Meeting will be held on March 20. Any suggestions for this event should be submitted to Mr. von Barandy or Ms. Carew.

COMMENTS

Bill Aune asked why homeowners who are on SurePay should pay for those who receive mailed statements. He suggested a service charge be instituted for those who request paper. He also suggested removing the turf around mailboxes where watering is rusting the drop down doors.

A homeowner asked if he had options for what could be planted. Mr. Anderson is working on a new list of acceptable plants and trees.

Bob Evans thanked those involved with the website changes.

Mr. von Barandy said a new Unit Captain needs to be appointed since the Evans will be moving out of the community.

A homeowner suggested the community will not look good esthetically if different types of plants will be introduced.

ADJOURNMENT: Mr. Betti called for adjournment; Ms. Anderson was the second. The meeting concluded at 5:32PM.

Transcribed by
Karen Jorgensen

Secretary

Date

Unapproved