

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINUTES**  
**August 18, 2020**

President Mike Meyer called the meeting to order at 4:35PM. The meeting was held via conference phone call. Board members present included Mr. Meyer, Larry Hanken, Secretary, Ron Betti, Vice President/Treasurer, and Julie Anderson and Bo Walden, Members at Large.

Craig Paddock, Maintenance Manager, Doug Anderson, Landscape Manager, and Bob Deken, Accountant, were also on the call.

A quorum was reached.

**INTRODUCTION OF BOARD & STAFF:** Mr. Meyer introduced himself and asked the other Board members to do the same. He then introduced Mr. Paddock, Mr. Anderson, and Mr. Deken. Mr. Meyer welcomed Mr. Walden as the newest member of the Board and he thanked Mr. Betti for his service as former president and Susan Carew for her dedication on the past Board.

**FINANCIAL REPORT:** Mr. Deken reported that, as of July, the Balance Sheet showed \$93, 606.54. The Reserve had \$137,269 in the money market account. The prepaid HOA insurance will expire next month. One CD for \$40,000 will come due around September 20. Mr. Deken will research the best way to reinvest this CD.

Mr. Meyer did a recap of the financials for the exterior painting of the Villas. The total cost was \$162,000 of which \$158,000 has been paid. \$4,000 was held back and will be paid in November when any outstanding issues from the job have been rectified. Homeowners with problems related to the painting should report them.

**INTRODUCTION OF NEW OWNERS:** None

**APPROVAL OF MINUTES:** Mr. Hanken made a motion to approve the February 18, 2020 meeting minutes as presented. Mr. Betti was the second and the motion was unanimously passed.

**MAINTENANCE MANAGER'S REPORT:** Mr. Paddock listed the jobs that have been completed on roofs, patio roofs and ceilings, and stucco touch up. The next patio roof repairs are scheduled for September and two each month for the balance of the year will be done.

**LANDSCAPE MANAGER'S REPORT:** Mr. Anderson talked about the turf under trees which does not grow in the shade. Shrub trimming was completed last month but if shrubs are encroaching on sidewalks or homes, they will be trimmed. Watering has been increased due to the summer heat and it is always checked and monitored. Mr. Anderson has installed a temporary time clock from his inventory because one has failed and needs to be replaced. Also one pedestal holding a clock needs to be replaced. The clock will cost \$1800, the pedestal \$800. Forty-five trees will be trimmed after over seeding and the same amount will be trimmed in the spring. Some granite replacement will be done next month. Mr. Meyer authorized Mr. Anderson to replace the broken clock and pedestal and Mr. Betti made a motion to purchase the clock for \$1800. Ms. Anderson was the second and the motion was unanimously passed.

**OLD BUSINESS**

PAINTING EXPENDITURE – Mr. Meyer covered this during the Financial Report.

## **NEW BUSINESS**

BOARD OPENING FILLED - This was covered earlier when Mr. Meyer introduced Mr. Walden.

INSURANCE POLICY RENEWAL - Mr. Betti, Ms. Anderson, and Mr. Meyer reviewed the policy and had questions answered by Terry Curtis from Foothills Insurance. The policy was discussed by the full Board and it was approved.

2021BUDGET – There will be a Board work session on October 19 to establish next year's budget.

RESERVE FUND – A reserve spreadsheet has been developed and Mr. Meyer is looking for volunteers to work towards making a recommendation and proposal to fund the Reserve. He feels the current reserve is significantly underfunded and he explained the potential for high expenses for irrigation, roof repairs, and exterior painting that will occur in the next 8 to 10 years. Mr. Nunemaker, Mr. Anderson, Mr. Walden, and Mr. Deken agreed to participate in the subcommittee that Mr. Meyer wants to form.

## **COMMENTS**

Mary Ann Betti has on her wish list using granite in front yards where grass does now grow because of shade from the trees. Mr. Meyer said if a homeowner wishes to do that and will agree to pay for it themselves, a work request should be submitted for Board approval.

Mr. Betti thanked the homeowners for their messages of appreciation and for the gift from the community. He welcomed Mr. Walden to the Board and thanked Ms. Carew for her service.

**ADJOURNMENT:** Mr. Hanken called for adjournment; Mr. Betti was the second. The meeting concluded at 6:10PM. The next meeting will be held on September 22, 2020.

Transcribed by  
Karen Jorgensen  
Recording Secretary

*Larry W. Hanken*  
Secretary

September 20, 2020  
Date