

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS' ANNUAL MEETING MINUTES
March 20, 2024**

President Michael Meyer called the Annual Meeting of the Membership to order at 5:00PM. The meeting was held in the Oakwood Clubhouse Bradford Room. Board members present included Mr. Meyer, Ray Burbank, Treasurer, Bo Walden, Vice President, Chloe Hanken, Secretary, and Bruce Davidson, Member at Large.

Craig Paddock, Maintenance Manager, Krystle Scally, Accountant, and Doug Anderson, Landscape Manager, were also in attendance as were several homeowners.

A quorum was reached.

INTRODUCTIONS: Mr. Meyer introduced the Board members and Mr. Anderson, Ms. Scally, and Mr. Paddock.

NEW OWNERS: Mr. & Mrs. Downing, who live at 9604 Champagne, introduced themselves.

APPROVAL OF MINUTES: Ms. Hanken made a motion to approve the March 2023 Annual Meeting minutes as submitted. Mr. Walden was the second and the motion was unanimously passed.

FINANCIAL REPORT: Mr. Meyer said the Association was over budget by \$2,300 in 2023. A different pest control company has been hired and spraying will be done monthly now. Roof repair work will begin around April 8th. The Reserve Fund is in good shape and the HOA is getting good returns on investments.

Mr. Burbank said there is almost \$660,000 in the reserve. 2 CDs have been reinvested and the cash flow is looking good. The Association is on track with its projections.

Ms. Scally said the reserve was funded correctly in 2023. Repairs to the units were a little higher than projected. Assessment notices will go out soon as will the special assessment notices.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock said last year stucco touch-ups were done. He has met with Orbital regarding the maintenance of their equipment boxes.

LANDSCAPE MANAGER'S REPORT: Mr. Anderson said the Board approved money to get tree limbs cut back so they were not on roofs. This year a few more trees will be taken out. The work Cox is doing on Arrowvale should be done on March 21. Mr. Anderson told the audience that if they hire a contractor to do work they should be sure that contractor is registered with the Registrar of Contractors and is bonded and insured. **Any work outside of the units requires a permit, both from the Villas and, depending on what the work is, from IronOaks HOA.**

OLD BUSINESS

2024 SPECIAL PROJECT ASSESSMENT – This assessment was approved at the February 2024 Board meeting. The tentative start of the roof work is April 8th. Work will begin on the west side of Arrowvale Dr. A quality contractor has been chosen and the contract for the work was reviewed by the Villas' attorney. The warranty on the underlayment is 20 years. The job should take 40 to 50 weeks to complete.

NEW BUSINESS: None

COMMENTS:

A homeowner asked about getting a smaller garbage container. Mr. Meyer said the former representative from the garbage company offered those but they are hard to obtain. If homeowners want the smaller container they can phone the garbage company directly.

A homeowner asked if a problem with an outside faucet was his or the HOA's responsibility. Mr. Meyer said it was the owner's responsibility.

Ann Burbank, a homeowner who serves on the IronOaks Board of Directors, said the IronOaks Annual Meeting will be held on March 27th at 9AM. Three speakers will give presentations and there will be a raffle also.

ADJOURNMENT: Mr. Burbank called for adjournment; Mr. Walden was the second. The meeting concluded at 5:57PM.

The next Board of Directors' meeting will be held on May 15, 2024 at 5:00PM in the Bradford Room.

Transcribed by

Karen Jorgensen
Recording Secretary

Chloe Hanken

Secretary

3/21/24

Date