

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

President Ron Betti called the meeting to order at 4:30PM. The meeting was held in the Oakwood Clubhouse Bradford Room. Board members present included Mr. Betti, Susan Carew, Secretary/Treasurer, Mike Meyer, Vice President, and Julie Anderson, Member at Large. Larry Hanken, Member at Large, was absent.

Craig Paddock, Maintenance Manager, Doug Anderson, Landscape Manager, and Bob Deken, Accountant, were also present. Mark Rodermund, Residential Account Manager at Republic Services, attended as a guest.

A quorum was reached.

INTRODUCTION OF BOARD & STAFF: Mr. Betti introduced the Board members and the staff.

INTRODUCTION OF NEW OWNERS: Owners on Arrowvale were attending a meeting for the first time.

REPUBLIC SERVICES PRESENTATION: Mr. Rodermund attended the meeting to speak about recycling. Billing for this service (\$7.00/month) will be done directly from the Company and an autopay option is also available. Recycle containers will be the same size as the trash cans or, as an option, one size larger. Forms to sign up were available at the meeting. Service will begin as soon as homeowners sign up. Vacation holds are available at no extra charge. Those homeowners who presently recycle will start receiving their invoices through Republic starting April 1st.

APPROVAL OF MINUTES: Ms. Carew made a motion to approve the November 19, 2019 meeting minutes as presented. Ms. Anderson was the second and the motion was unanimously passed.

FINANCIAL REPORT: Mr. Deken reported, as of January 31, 2020, there was \$100,672 in the operating account. There was \$5,504 in money market Reserve. There is still a \$54,000 obligation for the exterior painting project.

MAINTENANCE MANAGER'S REPORT: Mr. Paddock asked homeowners to be patient with those doing the painting. Touch-up will be taken care of and he is going as fast as he can. Patio roofs will be redone a couple a month until all are completed. Homeowners will be informed prior to work commencing on their roof.

LANDSCAPE MANAGER'S REPORT: Mr. Anderson said he is happy to be back working for the Villas.

- Most of the weeds have been taken care of.
- The turf is looking better but some shady areas need extra work.
- Shrub trimming will begin in March when there will be no more frost damage.
- Trees marked with a ribbon will be trimmed mid-March or early April.

Mr. Betti and Mr. Anderson discussed the Pima Utility turn off of landscape water. They were having a problem with some of their wells. The Villas are not connected to recycled water like what is used on the IronOaks golf courses. Currently Mr. Anderson is at his lowest level of watering to comply with Pima's request to do so.

OLD BUSINESS

VILLAS PAINTING & STUCCO – Mr. Betti complimented and thanked Mr. Meyer for his efforts on getting the painting done. There have been some complaints but most homeowners are happy with the work.

NEW BUSINESS

TRANSACTION PRIVILEGE TAX (TPT) – Ann Burbank, Treasurer of IronOaks HOA, gave a presentation on the history, tax activities, and outcome of the TPT tax that had to be paid causing the master association to levy a one-time special assessment of \$165.00/lot. Full details can be found on the IronOaks website.

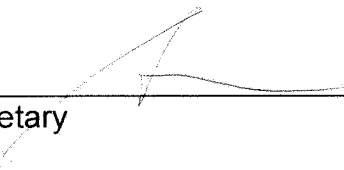
BOARD OPENINGS AS OF JULY 1, 2020 –There will be at least one open seat on the Villas Board of Directors as of July 1st. Homeowners should think about running and can contact any current Board member if they have questions.

ANNUAL MEETING – The annual meeting of the membership is scheduled for March 17, 2020. Ms. Anderson volunteered to organize the event which will be held in the Poolside building. There are 4 other homeowners working with her. She asked that homeowners respond to the email Terry Craig sent out.

COMMENTS: None

ADJOURNMENT: Ms. Anderson called for adjournment; Mr. Meyer was the second. The meeting concluded at 5:33PM. The next meeting will be held on March 17, 2020 (Annual Meeting).

Transcribed by
Karen Jorgensen
Recording Secretary



Secretary

8/11/2020

Date