

## Sun Mesa Board Meeting July 15, 2008

Attendance: Phil Book, Bill Roche, Al Schwecke, Bob Haubrich, Dale Messey, Dick Ove, Bob Dyster, Coleen Abeyta

Staff: Kerry Cantrell

Previous Minutes: May 2008. Phil moved to accept the minutes as written. Dick seconded. Vote unanimous.

Finance Report: Recommendation to move this item to Officer Reports and eliminate this agenda item in future Board meetings. All agreed. Financials for June of 08 reflect moderate water bills for May. Phil asked to see the invoices for review of the water usage. Kerry to provide to Phil. Some TOAs are being charged a fuel surcharge for maintenance trips to a complex. Sun Mesa has not been assessed a surcharge by ULS, but has been paying a surcharge to Waste Management for over a year. No other financials concerns at this time.

### Managers Report:

- Collections status: taking action on two properties to collect back dues. Both properties are in the foreclosure process.
- Work order report: Reviewed the work order list in packet. No action on pellet stove as a formal request has not been received by the Board. Insurance review completed in preparation for a possible request.
- In response to a previous request, Kerry suggested the use of Weathercraft roofing in lieu of Holliday Grace roofing, who Sun Mesa has been using for some time. Some Board members felt that Holliday Grace's minimum charge was on the high side. The Board agreed to use Weathercraft for future work unless experience indicates work is unsatisfactory.
- Austrian pine tree that was planted (north of unit 207) about 18 months ago is looking poorly. ULS has examined the tree and feels it can be saved with watering. Board members to explore ways to get water to the tree.
- Discussed the unit (118) that had significant water damage. The owner and the insurance company had a dispute about coverage. The owner expressed dissatisfaction with the service provided by the Van Gilder Agency and Travelers Insurance, the property damage insurer. He further suggested the Board might consider his experience in future policy renewals.

### Officer's Report:

#### President's Report:

- Card and flowers taken to the Briscoe-Smith home to express sympathy to the family for recent death of Karen.

- A newsletter was mailed to some Association members and hand-delivered to others. Phil mentioned the newsletter might be bimonthly rather than monthly due to other commitments and shortage of pertinent news items. Some problems were encountered with email distribution; format of distribution list is under evaluation.
- Sun symbol at the south entrance was replaced – disappearance of previous symbol likely due to vandalism.
- A couple of pop-up sprinklers were replaced by Association members to expedite repair of a section of the irrigation system.

VP Report:

- NEPCO reports going to Board members keeping them updated to actions in the community. Please review as they are very informative about developments in our community.

Treasurer's Report:

- Bank of Georgia CD funds matured and went to cash. Treasurer and RBC financial advisor to discuss reinvestment of available funds into CDs later this week.
- Discussed funds in Federal National Mortgage instrument. Moving funds would likely result in penalty because of limited secondary market. Decided no action at this time but probably not invest new funds in similar instruments.
- Bottom line is \$14,000 positive through the first half of 2008.
- Treasurer will begin to prepare 2009 budget sometime in October.

Secretary's Report:

- None. Recommendation to remove this item from future reports. Agreed.

Committees:

ACC:

1. The top of the stucco wall on the deck of #256 was never painted following stucco repair several years ago. Board members volunteered to paint stucco because the owner is apparently unwilling or unable to do so.
2. Bob D. reported some owners were seeing rotting wood frames on a few ground level windows due to weathering and sprinkler leakage. No formal request to act on at this time. Just FYI for Board.
3. Unit 320 waiting for permit to install air conditioner

Social Committee: The annual picnic scheduled for July 20.

Maintenance Committee:

1. Touch up painting completed in several areas.
2. Request for pruning of shrubs by a specific home owner. Home owner to pay for the pruning. Bob D, on behalf of the ACC, to call to discuss pruning standards.

## Old Business

1. Discussion around limiting the number of rental units with the association. Recommendation to survey the owners to determine their interest in capping the number of rentals. Bob Dyster moved to implement a survey. Seconded by Dick Ove. Call for vote. Motion passed but Phil voted against.
2. Phil motioned to cap rentals at 15% for the purposes of the survey. Seconded by Bob. Vote passed 6 to 1.
3. Discussion around sink hole in the ditch. Decided to get a bid for repair due to the fact the county determined this to be an association cost.

## New Business

1. The black Dodge parked in a guest space does have an association permit. It is currently an approved parking permit and no other action from the Board is needed at this time. Vehicle is owned by a cadet who should not have a car. Motion to allow the rental permit to continue. Bill seconded. Vote: 4 yes, 3 no, and 1 abstained. Motion passed. Board members who are obliged to take individual action will do so as they feel appropriate.
2. Tree pruning is needed. The Board will work with Kerry to develop a plan.
3. Water needed on trees on the north side
4. Concrete replacement needs to be evaluated. Board members will complete a walk through and develop a list for repairs.
5. Saturn parked in guest parking has a request to the Board for consideration of a permit. The 31 day grace period has started. Z&R will send acknowledgement letter.

Move to adjourn by Bob. Phil seconded. Passed unanimously.

Submitted by Coleen Abeyta; Secretary