

SMTOA Board of Directors

July 19, 2011

I. Call To Order at 5 P.M.

Present: President Phil Book, Vice-President Frank Chuba, Secretary Bob Dyster, Treasurer Al Schwecke, Bob Haubrich. **Absent:** Dale Meesey.

II. Approval of Previous Meeting Minutes

No required changes/updates to original submission. Frank Chuba motioned for approval of the minutes and Phil Book seconded the motion. The motion was unanimously approved.

III. Property Manager's Report

--- Back pressure test completed by Olsen Plumbing and Heating in June

--- Reviewed Work Order Summary

IV. Treasurer's Report

--- No invoice for the Grounds Contract (\$1,440) for month of May

--- May's water bill was \$2,022 against a budget of \$17,500

--- June's water bill was \$2,565 against a budget of \$17,500

--- Stucco project totaling \$4,500 was completed and paid

--- Reserve cash is at \$22,162 and RBC at \$1,929

--- Next CDs due are 8/18, 10/20 and 10/23 2011

--- Total investments stand at \$405,161

--- Will put \$4,000 into First National Bank's Prestige Account to gain a .25% bump in the interest rate---to 1.28%

V. President's Report

--- Irrigation system is declining; recommend a sod reduction program

--- Control valve and module replaced

--- Pinon scale issue continues; Phil trimmed the branches on the tree behind unit 29

--- Still a problem with cadets in unit 170; the last event was on July 4th with outside vehicles being illegally parked. The owner has received our complaints and the issue remains unresolved. The lease is scheduled to end on August 31st. We will revise the lease form adding an addendum and check with our legal folks for advice on future leases.

--- There is a rate increase for our irrigation water for 2011 that raised the rate to \$8.50/1000 gallons

--- We need to replace a tree near unit 44. We need suggestions on the type of replacement tree

---Mike Sisk from unit 60 has expressed an interest in serving on the Board

VI. Architectural Control Committee Report

--- BobDyster motioned to conduct a complex-wide Fall overseeding project in accordance with the recommendations contained in the July 2011 Donala Water and Sanitation District newsletter. Bob Haubrich seconded the motion. The motion failed. Bob Dyster motioned for an overseeding project in the Fall for selected areas of Sun Mesa. Bob Haubrich seconded the motion. The motion passed with Phil Book voting opposed to the motion. Bob Dyster and Bob Haubrich will survey the complex and make recommendations to the Board as well as the specifics for execution of the project, if it is accepted by the Board.

Adjournment at 6:30

//signed//

Bob Dyster

SMTOA Board Secretary

