

# SUN MESA TOWN HOME OWNERS ASSOCIATION

## SMTOA BORD MINUTES FOR JANUARY 16, 2007, UNIT 122

### I. Call to order by Pertl 1530.

- A. All Members of the SMTOA Board present; Darren Burns, representing Z&R Mgmt also present.
- B. No homeowners attended the meeting.

### II. Approval of previous minutes

After some minor spelling corrections, Pertl moved, Friar seconded that the Minutes for 20 November 2006 be approved. The Board unanimously approved.

### III. Property Managers Report

- A. The insurance contract with Van Gilder has been finalized. Burns indicated that Van Gilder would provide Mortgage Companies with copies of appropriate insurance Certificates in cases where needed. A brief explanation was given about owners having the standard HO-6 insurance on a unit and the relation between the SMHOA insurance policy and any HO-6 policy.
- B. Burns explained the action related to an insurance claim submitted by Unit 130. The claim had been filed, sent to the Insurance Company, which reviewed the claim, returned it without payment since the amount of the claim was less than the deductible carried by SMTOA.

### IV. Committee Reports

- A. ACC Committee Chair, Dyster, reported that in checking the instillation of TV dishes, he noticed that some incursions have been made where cables are inserted into units to feed the TV. They should be caulked to insure no moisture or rodents could enter units. He will provide a list of noted units for action to z&R.
- B. Maintenance Committee Chair, Pierce, noted that the stucco fence on the west side of the community needs attention. Burns noted the fence could be "fogged" for both consistency of color and patching. Burns was asked to ascertain what repairs might be needed to strengthen the fence where there are weaknesses, and solicit bids for such repair, including the fogging.
- C. No report from the Social Committee

### V. Officer reports

- A. President Pertl

1. Snow clearence; indicated all things considered, the removal went as well as expected. Two visitors parking lots are not yet cleared. Burns was asked to determine the cost of clearing those two lots.
  2. Contact with the City Officials indicated that traffic and street lights for construction at the intersection of Struthers and North Gate Blvd is scheduled for Spring time.
  3. Date for the SMTOA Membership General Meeting will be 3 May for the primary date, 8 May for secondary date, depending on the availability of the School facilities.
  4. The Nominating Committee to fill two vacancies for the coming terms will be chaired by Coleen Abeyta, Bob Dyster to assist.
  5. Pert; asked for a report on delinquencies; Burns outlined the sequence of actions, and indicated progress is according to the governing documents.
  6. Christmas decorations, in a deviation of the R&R may be taken down as soon as possible. Considering the amount of snow in the community.
- B. Vice President. Action on SB 89 is ongoing, a meeting among Pertl, Pierce and Book within the next few weeks will finalize actions for publication.
- C. Treasurer. Notes provided the SMTOA Board are attached.
- D. Secretary. A search of records could not find any authorization for Unit 4 to use plastic bags for trash vice the containers provided by the trash company. Browne will contact Briggs, the Secretary at the time of the apparent authorization to determine if any records exist.

## **VI. Continuing Business**

A. Mountain High Renewal. Burns discussed the pertinent points of the proposal. Book noted that several items do not seem necessary. Burns will request more detailed discussion of the line items for the next Board meeting. Discussion and approval was tabled until the next meeting.

## **VII. New Business**

A. Book asked that Burns check with the trash company to determine why an extra charge was added to the last invoice.

B. Next Board meeting will be March 13 at Unit 270. 1530.

Respectfully submitted

Roger Browne, Secretary SMTOA Board



