

## SunAir Estates HOA Annual Open Membership Meeting

January 30, 2023

Board members present: Reyes Villanueva, Ann Halverson, Arlene Morris and Kathy Stafford. Absent was Karen Beebe and Regina Pangerl. Also in attendance was Brigette Chavez from Colby Management

As members came into the clubhouse, they signed in. Brigette matched their names against mailed in ballots. If she did not have a mail in ballot they were given a meeting ballot to vote on the Budget for 2023. Brigette and a homeowner tallied the votes. The quorum was met. The meeting was then called to order at 6:15pm.

The budget passed. The total votes were 45, 37 yes, 7 abstain and 1 no. There is no increase on HOA dues for 2023.

Introduction of the Board Members and Colby Management.

It was asked if there were any new homeowners at the meeting for an introduction. No one was new.

Last years meeting notes from the annual meeting, February 2022, were read and entered into record.

President's Report – this year the Board worked very hard to bring the budget in. Bringing on a new landscaping company saving the community thousands of dollars. Because of this the budget is written for 2023 so we may proceed with painting and repair of homes. As the homes get older there is more to repair. A painting company has been hired and will start February 6, 2023. We agreed as a Board to start on one street and work our way down that street. We will only paint the houses that have not been painted in years. We will paint 10 buildings to start. It will cost \$17,875. The Board received 4 bids. For 10 buildings, \$48,000, \$30,000, \$18,000 (one person not company, not including paint) and \$17,875. Bullseye company will do minor repairs, stucco, power washing and paint the existing color. They have given us a 5 year warranty. It will take 3 days to complete a building. The 1<sup>st</sup> house to be painted will be 10218 N 97<sup>th</sup> Drive then continues on up the street.

Treasurers Report – The Balance Sheet was read. Assets = \$115,924. Liabilities and Equity = \$115,924. As January 2023 financials are calculated the board will know exactly how much net income can be used for additional maintenance and painting. This would be above the approved budget for maintenance and repairs.

Election of Board of Directors – there were no open positions on the board. If any homeowner would like to join a committee to help the board it was strongly encouraged. The Board is a 2 year board and will remain thru this year.

Homeowner Forum – Questions, Concerns and Comments

Landscaping – homeowner would like their rock raked 2x month (the landscaping contract says as needed)

Homeowner said that the budget should be set per home (that is not how are bylaws are written. There are many items in the budget that concern everyone. It was brought up rock vs. grass when it comes to landscaping. The landscapers are also responsible for maintaining the 2 parks. There was a question about how the landscapers were blowing and clean up. Karen gives the landscapers a list on Sunday for them to complete any issues on Monday. Depending on the repair, if minor, it would be done on

Mondays when it is their day to be in our community. A sprinkler was not repaired from the previous week as of the meeting. Call, text or email Karen on HOA Board for any landscaping issues/ concerns. Do not contact the landscapers or harass them in any way.

Minor repairs will be done by the painting company. If they find they cannot repair rotted wood then we will have them repaired by another company. Do we have a list? Yes, instead of jumping around the neighborhood we are starting on one street and going house to house. We will not be painting the houses that were recently painted in the last 2 years. Will all houses be painted this year? No, we will work within the budget to accomplish as much as we can.

We are currently looking into other insurance companies in an effort that we can reduce the insurance premium.

Who is responsible for the cracks in the driveway? The homeowner.

Brigette from Colby gave her cards out if a homeowner needs assistance. The best way to contact Colby is thru Brigette email, [bchavez@colbymgt.com](mailto:bchavez@colbymgt.com).

The CCR's and Rules and Reg's are on the website. SUNAIR1.com.

A couple homeowners complimented the Board for what they are trying to do.

Meeting adjourned @ 7:20pm