

**Sun Lakes Villas No. 37  
Annual Meeting  
Thursday, December 18, 2020 at 4:00PM  
Oakwood Clubhouse**

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**Call to Order:**

Nan Weiner called the Annual Meeting to order at 4:00pm.

**Directors Present:**

Nan Weiner - President, Maria Myer - Vice-President, Rob Calhoun-Member-at-Large, Don Dicklich-Member-at-Large.

**Directors Not Present:**

Nancy Engelhardt - Secretary/Treasurer

**Other Attendees:**

Brown Community Management; Rachael Rich, Community Manager.  
25 homeowners were also in attendance

**Approval of Minutes:**

A motion was made by Maria Myer to approve the minutes from November 18, 2020 meeting.  
Seconded by Rob. Motion carried.

**Treasurer's Report:**

- **Review Financials**
  - **November 2020-** Rachael Rich provided a comprehensive review of the November financials, and YTD position, and explained the possible reasons for abnormally high water usage.

**Recruit Inspectors:**

Raynham Hauber & Larry Bramanti were recruited from the floor to tally the ballots. Annette Carrington was also recruited to tally as there was a discrepancy between the first two counts.

**Community Manager Update:**

Rachael Rich discussed the stucco repairs that were being planned and the upcoming roof maintenance that is scheduled to begin in February.

**Old Business:**

- **Street Repairs** – Only half of the repairs were completed. The remainder is scheduled for some time after the new year. Waiting on date from HOA3.

### **New Business:**

- **Security Cameras** – Security cameras that are permanently affixed must be approved by the Board. No flood lights allowed. Security cameras not permanently affixed will not require Board approval. Don motioned to approve updating ALC guidelines to include security cameras. Seconded by Maria. Motion carried.
- **Stucco Repairs** – Some shrubs and plants will have to be removed when repairs are made.
  - **Dead Plants/Shrubs against stucco along narrow side of entryways.** Many of these plants struggled during the excessive summer heat. Maria motioned to not replace them once they have died to prevent stucco damage; only dead ones will be removed. Seconded by Don. Motion carried.

### **Election Results:**

Pat McGowan had a total of 71 votes. Carl Pignoli had a total of 46 votes, and Steven Hendricks had a total of 44 votes. Pat McGowan and Carl Pignoli will join the board effective January 1<sup>st</sup>.

**Open Forum (3 Minutes per owner)** Depressions in the turf areas were brought up as well as the mailboxes, paint, and a growing rat problem in Arizona.

**Next Meeting** – January 20, 2021 @ 4:00pm

**Adjournment of Meeting** – Meeting was adjourned at 4:45pm.