



BROWN COMMUNITY MANAGEMENT, INC.
Community Association Management Services

Sun Lakes Villas No. 37
Wednesday, December 11, 2019 at 4:00PM
Oakwood Clubhouse

ANNUAL BOARD OF DIRECTORS MEETING MINUTES

Board Members in attendance: Nan Weiner – President, Maria Myer – Vice President, Nancy Engelhardt – Secretary/Treasurer. Also present, Taylor Blakesley -Community Manager – Brown Community Management

There were 75 homeowners in attendance.

A motion to approve the minutes of the November 20, 2019, meeting was made, seconded and passed unanimously.

New homeowners in attendance were recognized.

ELECTION - Final ballots for the election were received and two homeowners volunteered to count the ballots. The ballot count showed the two stated nominees winning the highest number of votes followed by 4 write-in candidates with one vote each. Three of these declined and the final one accepted the third position. The 2020 Board of Directors will be Nan Weiner, Maria Myer, Nancy Engelhardt, Ed Whitehouse and Rob Calhoun. The office each will hold will be decided and announced in January.

Finance Review – The Treasurer provided information based on the November, 2019, financial reports. At present we are in positive budget territory, but additional roof repair expenses are expected to push us behind if the work is completed and billed in 2019.

OLD BUSINESS

- Compliance issues were tabled until the January, 2020 meeting.
- Contractor status was updated. We have bids from one new contractor and expect more bids for fascia, stucco and mailboxes in the near future.

NEW BUSINESS

- Parking regulations - Maria Myer has contacted the Patrol and the Chandler Fire Dept for an update on our parking areas. No change per CFD.
- Parking signage – Several of the no parking signs are too faded to read easily. New ones have been ordered.
- Street repair – Villas 37 is scheduled for crack and seal coat in 2021.
- Reminder – There is a leash law in AZ, Maricopa County and IronOaks. An increase in unleashed dogs has been noticed. Homeowners are asked to remind anyone they see walking a dog not on a leash.
- Weed spraying has begun in the granite areas.

Q & A

A homeowner asked about weed spraying from vehicles. The weed spraying that has started was from a backpack sprayer.

A homeowner asked about touchup paint for the Villas. BCM advised they have the 3 custom paint colors that were used, but the paint has faded.

A homeowner asked if the paint color can be changed the next time the Villas are painted which is scheduled for 2023.

A motion to adjourn the meeting was made, seconded and passed unanimously.

Submitted by: Nancy Engelhardt, Secretary

Next Board of Directors Meeting: Wed, January 15, 2020, 4pm at Oakwood Clubhouse.