



BROWN COMMUNITY MANAGEMENT, INC.
Community Association Management Services

Sun Lakes Villas No. 37
Wednesday, January 15, 2020 at 4:00PM
Oakwood Clubhouse

BOARD OF DIRECTORS MEETING MINUTES

Board Members in attendance: Nan Weiner – President, Nancy Engelhardt – Secretary/Treasurer, Maria Myer – Vice-President, Ed Whitehouse – Member-at-Large, Rob Calhoun – Member-at-Large. Also, in attendance, Taylor Blakesley – Senior Community Manager – Brown Community Management

There were 19 homeowners in attendance.

Introduction of Board and request for any new homeowners.

A motion to approve the minutes of the December 11, 2019, meeting was made, seconded and passed unanimously. Homeowners were also advised of the January 7, 2020, Executive Board Meeting.

Community Manager Report – Taylor advised of a new after-hours emergency process. Homeowners were provided with written instructions to opt-out of paper invoices. Taylor advised that there are now 6 homeowners signed up for owner paid granite extensions off the patio. Several of those in attendance wanted to be added to the list.

Finance Review – The 2020 budget ended 2019 in a positive position by \$845. The financials are posted on the website and in the Library binder.

OLD BUSINESS

- 2020 Villas insurance has been finalized with Terry Curtis at Foothills Insurance Agency.
- Bids have been received for fascia, stucco and mailbox repair.
- KC Pest has always sprayed exterior for ants.
- Ed Whitehouse has volunteered for the Outreach Program. Requested additional volunteers.

NEW BUSINESS

- Board has agreed to implement fees for non-compliance issues not taken care of after several notices. More information will be provided when finalized.
- Maintenance goals - Roof cleaning, stucco and fascia repair, mailbox repair, tree removal and trimming, spring planting (limited this year in order to thin out overgrowth).
- Open Forum is scheduled for Wednesday, February 11.
- Reminder - Annual Spring Potluck, Sunday, March 22.

Q & A

Several homeowners asked if they can remove healthy trees because of leaf drop. Board advised that this is not allowed.

Homeowner asked if a vendor work schedule can be sent. Homeowner suggested that it be done on a monthly basis.

Board was asked to alert Caretaker of trucks blocking driveways.

Homeowners requested notification on completed maintenance or repair work.

Submitted by: Nancy Engelhardt, Secretary

Next Board of Directors Meeting: Wed., March 18, 4pm at Oakwood Clubhouse