



BROWN COMMUNITY MANAGEMENT, INC.
Community Association Management Services

Sun Lakes Villas No. 37
Wednesday, November 20, 2019 at 4:00PM
Oakwood Clubhouse

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 18 homeowners in attendance.

A motion to approve the minutes of the March 20, 2019, meeting was made, seconded and passed unanimously. Homeowners were also advised of the June 11, 2019 and September 13, 2019, Executive Board Meetings.

Ed Whitehouse was introduced as the homeowner who volunteered to run for the Board opening at the December election.

Casey Shaw with KC Pest Control made a brief presentation on ants, roaches, scorpions and bees in the Villas community.

Community Manager Report – Taylor announced the election and ballot process. She also answered a homeowner question regarding the length of our vendor contracts.

Finance Review – The Treasurer provided information based on the October 31, 2019, financial reports. Several items do not show actual October expenses due to late receipt of the contractor invoices. These will be reflected on the November financials. At present we are in positive budget territory, but additional roof repair expenses are expected.

OLD BUSINESS

The 2020 Budget has been approved by unanimous Board vote.
The dripper system replacement is complete. Final payment should be made in Nov.
The entire community has now been overseeded with winter grass.

NEW BUSINESS

Due to lack of time, new business items have been tabled until the Annual Meeting in Dec.

Q & A

Homeowners are concerned with stucco repairs which have not been corrected. We advised that we greatly exceeded our stucco budget early in 2019, but should be able to do more repairs at the end of this year depending on the bid we receive for the work.

Several homeowners are concerned about sprinkler irrigation hitting structures.

Homeowners expressed frustration at the poor response time on PCRs. The Board will work with BCM to correct this.

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

Submitted by: Nancy Engelhardt, Secretary

Annual Board of Directors Meeting: Wed., December 11, 4pm at Oakwood Clubhouse.
This will be followed by the annual Holiday Party