

SUNSET COVE BOARD OF DIRECTORS MEETING, MARCH 1, 2023

ATTENDEES: Kay Keck, President; Joan Berman, Secretary; Joe Colianni, Treasurer; Lin Clarke; and Winston Folkers. Also in attendance were Heather Anderson, GRCA Director of Maintenance and Jose Natividad, GRCA Landscape Manager

Time: 1:00 pm – 2:00 pm (Arizona time)

Kay called the meeting to order and determination of a quorum was acknowledged. Minutes from the last meeting were approved.

FINANCIAL REPORT: Joe reported on the Sunset Cove financial report for the 2022 fiscal year through December 31, 2022. He reported that total General & Administrative expenses YTD are over budget by \$14,662 or 11.6%. He also reported that total Repair & Maintenance expenses YTD are over budget by \$5,870 or 37.5%. The General & Administrative YTD budget variance is chiefly due to Water expenses being over budget by \$9,028 or 10.6% and Gas expenses being over budget by \$2,890 or 72.3%. The Repair & Maintenance YTD budget variance is chiefly due to: Building repair & maintenance expenses being over budget by \$5,765 or 72.6%.

Joe also provided a few remarks regarding fiscal year 2022 as compared to fiscal year 2021 as follows:

- Total General & Administrative expenses for FY 2022 were \$141,147 which is up 10.3% or \$13,209 from FY 2021.
- Total Repair & Maintenance expenses for FY 2022 were \$15,650 which is down 12.4% or \$2,222 from FY 2021
- General & Administrative Water expenses for FY 2022 were \$94,028 which is up 2.4% or \$2,161 from FY 2021.
- Repair & Maintenance Building expenses for FY 2022 were \$13,715 which is up 49.2% or \$4,522 from FY 2021.

The Board started the meeting by voting in and welcoming Winston Folkers as a new member of the Sunset Cove Board. Winston has agreed to finish Fran Goldberg's term, which ends in 2024. We are all excited to have Winston join us!

OLD BUSINESS:

Spring Social: The Sunset Cove Spring Social will be held on Wednesday, March 15th from 4:00 – 6:00 pm in the Wine Room at the Estate Club. We encourage residents to bring an appetizer to share with friends and neighbors. Non-alcoholic beverages will be provided by the Sunset Cove Board. Alcoholic beverages will be available for purchase in the main clubhouse area.

Water Usage: We continue to monitor water usage through Water Smart and to encourage all residents to conserve as much as possible. The Sunset Cove Board voted to have smart controllers placed on our irrigation valves to help the Board and Maintenance determine where we have irrigation leaks.

The Annual Sunset Cove Board meeting will be on Wednesday, March 23rd at 5:00 pm at The Estate Club. The Sunset Cove Board encourages all Sunset Cove residents to attend.

NEW BUSINESS:

Clarification of new Sunset Cove Interior and Exterior Remodeling and Change Rule approval: An addendum has been added to the rule to help residents understand what does or does not need SSC Board and MAC approval.

Communication to homeowners about proactive ways to prevent water damage. The SSC Board is working on this communication. Besides a self-audit of our own units, the SSC Board is looking into ways that leaks can be detected and stopped before much damage is done. More to come on this very important topic.

Garage chargers for Electric Vehicles: The electric power for these chargers requires a dedicated line connected to one's circuit breaker panel. The installation must be handled by a licensed, experienced electrician. These chargers need to be approved by The Sunset Cove Board and MAC. We will require the name and license number of the electrician installing the charger.

The meeting was adjourned at 2:00 pm.

Respectfully submitted,

Joan L. Berman, Secretary

