

SUNSET COVE BOARD OF DIRECTORS MEETING, AUGUST 10, 2022

ATTENDEES: Kay Keck, President; Joan Berman, Secretary; Joe Colianni; Treasurer and Lin Clarke

TIME: 1:00 – 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.

Joe reported on the Sunset Cove financial report for the 2022 fiscal year through June 30, 2022. He reported that total General & Administration expenses YTD are over budget by \$8,029 or 13.5%. He also reported that total Repair & Maintenance expenses YTD are over budget by \$7,824 or 100%. The General and Administrative YTD budget variance is chiefly due to: Water expenses being over budget by \$6,841 or 17.7%, and Gas expenses being over budget by \$1,478 or 53.8%. The Repair & Maintenance YTD budget variance is chiefly due to: Building repair & maintenance expenses being over budget by \$8,179 or 205.8%.

Old Business

Water Usage: Through Sunset Cove's monthly reports the Board continues to see significant water usage, hence overages. David Merrill joined our Board meeting to brief the Board on a newly implemented water metering tool called "Water Smart." This tool will help to identify potential leaks in both our residences and our irrigation systems throughout Gainey. At the time of the Board meeting, this tool has been used for about a week and is being used Scottsdale-wide. As this monitoring tool detects a possible leak, our Maintenance Department is notified and the work begins to find out specifically if there is a leak and where the leak is located. In the meantime, the Gainey Ranch Maintenance Department endeavors to locate and repair leaks throughout Sunset Cove on a very timely basis.

Signage:

New signage in the lagoon area is in place. The STOP sign is in place as are pet relief signs. All seem to be effective with the exception of the dog relief signs. Not so much. The Board will discuss further at our next meeting.

Pool furniture:

Damaged furniture is being refurbished. Very difficult to find an acrylic replacement top for the large round table due to supply chain issues. The Board is looking at an alternative table that will not easily be damaged, perhaps a metal/mesh table. More on the results at The Board's next meeting. The Board will consider umbrella replacement after the monsoon season.

New Business:

Flat Roof Replacement Project:

Two contractors have photographed rooftops. The Board and Maintenance Dept. will be reviewing bids from roofing contractors and share findings at the next meeting on September 7th.

Short-term rentals: The Board wants to make certain that each resident/owner reviews all rules and regulation with their renters to assure total compliance, including with the usage of ranch facilities. This is important for both the renter and resident/owner to understand and adhere to.

The meeting was adjourned at 2:00 pm

Respectfully submitted.

Joan Berman, Secretary