

**Sunset Cove Condominium Association**

**Board of Directors**

**Business Meeting**

**Date: January 5, 2024**

**Attendee: Kay Keck, President; Joan Berman, Vice-President, Joe Colianni, Treasurer; Buz Weisberg, Secretary; Lin Clarke, Winston Folkers, Heather Anderson, GRCA Director of Maintenance**

**Time: 1-2 Arizona Time**

**Kay called meeting to order and determined a quorum was present. Minutes from last meeting on December 6 were approved.**

**Financial Report: Joe reported on the Sunset Cove Financial report for the 2023 fiscal year through November 30, 2023. He reported that total General & Administrative expenses YTD are over budget by \$3,796 or 2.5%. He also reported that total Repair & Maintenance expenses YTD are over budget by \$2,241 or 14.7%. Additionally, he reported that the total Operating Expenses YTD are over budget by \$4,480 or 1.4%.**

**Items of note regarding General & Administrative expenses YTD are the following:**

- **Water expenses being under budget by \$(162) or 0.2% and**
- **Gas expenses being over budget by \$3,105 or 76.8%**

**Items of note regarding the Repair & Maintenance expenses YTD are the following:**

- **Building repair & maintenance expenses being over budget by \$516 or 6.5% and**
- **Pool area repair & maintenance expenses being over budget by \$2,504 or 91.1%**

## **Old Business**

**Landscape:** We are all set to go on the landscape project. The contractor is prepared weather permitting as well. The project is due to start in about 3 weeks. Project will include grading, sodding, new irrigation line, curbing, and rock. We will be getting a rebate in form of a check for \$35,000 and will go directly to our reserves.

### **PRV project:**

Southwest water services will be out February 13 to continue work on phase 1 and anyone else who needs assistance.

**Insurance:** It was noted that we are still trying to get a better rate on our insurance for Sunset Cove. Our current provider still has the lowest premium. It was also noted that if there is an insurance claim by a resident that the resident should first go to the GRCA HOA first.

### **New Business:**

**Update to Rules/Regulations:** Joan Berman has graciously agreed to start reviewing our current R&R's, and will give her suggestions on adding new R&R's that seem pertinent to our community and will also make every effort to update our language to make our R&R's crystal clear. Joan will also give her ideas on how to deal with residents that do not adhere to our R&R's. It has been 30 years since many of the R&R's have been touched and we are looking to improve and delete where necessary.

**Social Events:** It has been decided that our social events will be held on February 8 and March 21. It will be held in the late afternoon. Residents attending will be asked to bring a dish. Bar will be open. We need to decide who will setup and take down.

**Bulletin Board:** A short discussion was held on the bulletin board (by mailbox) and its contents. Parties, trash days, and other Sunset Cove info will be available.

**No Parking Zone:** It was decided that a no parking zone will be established on the east curb area as you turn in to Sunset Cove for safety.

**Homeowners Discussion: None**

**Next meeting will be Wednesday February 14, 2024 at 1:00 Arizona Time**

**There being no other business the meeting was adjourned**

**Respectfully submitted,**

**Buz Weisberg**

**Secretary**