

Draft minutes

SUNSET COVE BOARD OF DIRECTORS MEETING, JANUARY 4, 2023

ATTENDEES: Kay Keck, President; Joan Berman, Secretary; Lin Clarke, David Merrill; GRCA Controller, Heather Anderson, GRCA Director of Maintenance

TIME: 12:00 – 1:00 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 via email on the Sunset Cove financial report for fiscal year through November 30, 2022. He reported that General & Administration expenses YTD are over budget by \$12,214 or 10.6%. He also reported that the total Repair & Maintenance expenses YTD are over by \$6,760 or 47.1%. The General & Administration YTD budget variance is chiefly due to Water expenses being over budget by \$8,498 or 10.8% and Gas expenses being over budget by \$2,264 or 66.8%. The Repair and Maintenance YTD budget variance is chiefly due to building repair & maintenance expenses being over budget by \$6,428 or 88.2%.

OLD BUSINESS: The Sunset Cove Social will be held on Wednesday, March 15th in the Wine Room of the Estate Club from 4 pm to 7 pm. Potluck hors d'oeuvres will be offered. We encourage attendees to bring a favorite hors d'oeuvre to share with friends and neighbors. The bar will be open for attendees to purchase alcoholic beverages. Non-alcoholic beverages will be provided by the Sunset Cove Board.

Water usage: Our Board. and all the Gainey Boards, continue to monitor water usage very carefully. Through December 22nd, water usage was at its lowest level in two years. Any leaks are dealt with in a very timely, efficient fashion. Our Gainey management is monitoring Water Smart to determine where there might be leaks or valve problems. Conservation by all is paying off. This is a priority, and The Sunset Cove Board will be vigilant in its ongoing assessment of its precious water resources.

NEW BUSINESS: Sunset Cove HOA insurance is now covered by The Philadelphia Insurance Companies. Our annual premium has gone up significantly. Under our new insurance coverage, our deductible for water claims is \$25,000. We lost our previous coverage with Travelers Insurance because of significant water claims. Every owner must make certain that their water is shut off when they are not in residence. Also, each resident should do their own audit of their

properties....assessing the age of their hot water tanks, (understanding the warranty on their tank), determining the age of their plumbing, including bathroom fixtures, and appliances, (like washers, refrigerators,) basically anything that can leak! We are certain some residents know this information from their inspections prior to buying their units. The Board understands that the age of the hot water tank can be determined by calling the manufacturer, providing the manufacturer with the serial number that is on the tank. The Board continues to research ways Sunset Cove can avoid these costly, devastating water damage issues. These recommendations will be summarized in a communication to homeowners.

The meeting was adjourned at 1:00 pm.

Respectfully submitted,

Joan Berman, Secretary