

# **SUNSET COVE CONDOMINIUM ASSOCIATION**

## **BOARD OF DIRECTORS**

### **Business Meeting Minutes**

**Date:** June 8, 2025

**Attendees:** Kay Keck, President; Joan Berman Vice-President, Joe Collianni Treasurer, Buz Weisberg, Secretary; Winston Folkers, Heather Andersen (Director of Maintenance)

**Time:** 1-2, Arizona Time

**Kay called the meeting to order and determined a quorum was present. Minutes from the last meeting in March were approved via e-mail. The April meeting did not achieve a quorum, so no decisions could be made.**

#### **Financial Report:**

Joe reported on the Sunset Cove financial report for the 2025 fiscal year through April 30, 2025. He reported that total General & Administrative expenses YTD are over budget by \$3,413 or 5.7%. He also reported that total Repair & Maintenance expenses YTD are under budget by \$(2,258) or -32.6%. Furthermore, Operating Expenses (not total) YTD are over budget by \$3,380 or 21.9%. Additionally, he reported that the total OE (total) YTD are over budget by \$4,533 or 3.7%

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

- Water expenses being over budget by \$3,776 or 11.5% and
- Gas expense being under budget by \$ (1,279) or -23.6%

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

- Building repair & maintenance expenses being under budget by \$(1,574) or -42.8%
- Pool area repair & maintenance expenses being under budget by \$ (668) or -37.0%

Items of note regarding the Operating Expenses (not total) YTD are the following

- Plants/Trees/LS expenses being over budget by \$2950 or 104.0%

The Reserve Fund has decreased FYTD by \$8,479 The total Reserves balance ended the month at \$12,974.

#### **OLD BUSINESS**

##### **Water Problems Units 109, 110**

The water issue with unit 109 and 110 have been resolved and unit 110 is under construction and needed repairs are being made.

##### **Homeowner Communication on emergency contacts**

Emergency information will be sent out this month along with a reminder to residence to pay attention to the stop sign.

**Turtle Population**

Phillip Karp worked with the Wildlife Aquarium to take our turtles and see how many females and males we had to help control the population. It was found that we had all females in the pond. No further action needs be taken.

**Lighting of Unit Numbers**

We are still looking at options available. New lighting is very expensive and would cost upwards of \$55k as we have no electrical available. We are considering signs and reflective paint on the curb to help identify units.

**New Business****Update from Presidents Council meeting**

#1- Heather brought us up to date with a adaptive plant health report covering plants, trees and soil and soil treatment along with treatment to plants and trees to help make them more colorful and control growth of trees.

#2- Blue Zone project is something the Master Board is looking at. We are looking at simple things to do to make our community a better place to live.

#3- Dog Park Discussion. Some owners who have dogs like to meet at the estate club. Some concerns have been brought to light from some residents who object to the dogs being off leash and using the estate club grass area. By Scottsdale law dogs are supposed to be on-leash at all times. More info on the survey sent out by Michael Hunter will be shared when it is available.

#4- GRCA looking at alternatives for internet/cable and phone services. Current vendor is Cox. A bid has been put out and the GRCA board will review.

**Homeowners Discussion**

It was noted that in some prior years we did not get a chance to look for new insurance prior to our renewal. As we did last year, the Board will be looking at our insurance needs and prices several months prior to renewal.

**There will be no meeting in July.**

The next meeting will be held on August 13, 2025.

Respectfully Submitted,  
Buz Weisberg  
Secretary

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