

SUNSET COVE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS

BUSINESS MEETING

Date: April 9, 2025

Attendees: Kay Keck, President; Joan Berman, Vice President; Joe Colianni, 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.

Financial Report:

Joe reported on the Sunset Cove financial report for the 2025 fiscal year through February 28, 2025. He reported that total General & Administrative expenses YTD are over budget by \$2856 or 9.6%. He also reported that total Repair & Maintenance expenses YTD are under budget by \$(678) or -27.7%. Additionally, he reported that the total Operating Expenses YTD are over budget by \$2,111 or -3.6%.

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

- Water expenses being over budget by \$3,167 or 19.5% and
- and Gas expenses being under budget by \$(725) or 22.2%

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

- Building repair & maintenance expenses being under budget by \$(1,254) or -84.6%
- Pool area repair & maintenance expenses being over budget by \$379 or 148%

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

- Plants/Trees/LS expenses being under budget by \$(269) or -27.0%

The Reserve Fund has decreased FYTD by \$3404. The total Reserves balance ended the month at \$18,034.

OLD BUSINESS

Water issues around Sunset Cove are still a concern. Both phase I and II have been affected. We have been dealing with and have fixed a major leak by the entrance sign into Sunset Cove. On the good side of the equation is that we have progressively used less and less water since January. January saw our community use of 500,000 gallons. Much of that usage was because of various irrigation leaks. February we used 400,000 gallons but we still had some leak issues especially with the entrance sign. March we used 203,710 gallons, a great improvement since we have identified many of the irrigation leaks.

We still have some water issues with unit 110 and we are looking for clarity to make sure the owner can have his unit back up and running in short time.

The board will discuss how to deal with our antiquated irrigation pipes and possible look at a 5 year plan with a zoom call with Heather present.

Most leaks have been relegated to phase I, but there have been several issues recently in phase II.

Communications

Kay indicated that before our next meeting she will send out info to our community with phone numbers and e-mails for emergency situations. The first line of defense would be to call security at the West Gate.

Landscape Walk Around

A recent "walk around" through the neighborhood identified plants and trees that needed to be replaced. All identified have been "uprooted", and new plants and trees will be replanted this coming Monday April 14.

New Business

A new water committee will be formed in the near future

Homeowners Discussion

Unit 115 was concerned with our unit numbers not being obvious and that emergency vehicles may not be able to find a unit easily. The board is looking at resolving the issue with signs and making our current address numbers more visible.

It was also noted that the Sunset Cove Pond now has over 8 slider turtles some female and some male. In order to keep the population at a reasonable number it was suggested that we either have all males or females. We will reach out to animal control and see if they can help us with relocation of either the males or females.

The meeting adjourned at 2 PM.

The next meeting will be held on May 14, 2025 at 1:00

Respectfully Submitted,

Buz Weisberg
Secretary