

SUNSET COVE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS

BUSINESS MEETING

Date: January 8, 2025

Attendees: Kay Keck, President; Joan Berman, Vice President; Joe Colianni, Treasurer; 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 were not available, but will be sent soon.

Financial Report:

Joe reported on the Sunset Cove financial report for the 2024 fiscal year through November 30, 2024. He reported that total General & Administrative expenses YTD are over budget by \$20,448 or 13%. He also reported that total Repair & Maintenance expenses YTD are over budget by \$1038 or 5.8%. Furthermore, operating expenses (not total YTD) are over budget by \$3692 or 9.5%. Additionally, he reported that the total Operating Expenses YTD are over budget by \$25,177 or 7.8%.

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

- Water expenses being over budget by \$18908 or 20.5% and
- and Gas expenses being over budget by \$1590 or 25.9%

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

- Building repair & maintenance expenses being under budget by \$(68) or -.8%
- Pool area repair & maintenance expenses being over budget by \$1517 or 33.1%

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

- Plants/Trees/LS expenses being over budget by \$ 3225 or 80.6%

The Reserve Fund has increased FYTD by \$19,360. The total Reserves balance ended the month at \$40,799.

Old Business

Water Usage: The Sunset Cove Board has a commitment to water conservation. The Board is working with maintenance as they monitors usage and plan a new approach toward more moderate watering of our landscaping. SSC continues to have watermain breaks in our aging irrigation system. The Board encourages residents to notify maintenance as soon as they see something suspicious regarding our system or a leak.

New Business

Socials: The Board will hold 2 socials this season, one on Thursday, February 6, and the other on Tuesday, March 4. Both events will be held in the Wine Room of the Estate Club from 4:30 – 6:30. Residents are asked to bring a shareable appetizer. Non-alcoholic beverages will be provided by the Board. A communication will go out to homeowners regarding the socials.

Owner checklist: The Board will send owners a detailed checklist of items that may need attention when opening up units for the season, including checking water heater age, fire extinguishers, dryer vent check, interior bug spraying, icemaker tubing, and the process for architectural change applications.

Homeowner discussion:

Residents would like to see less trimming and pruning of our trees and shrubs. Blossoms are often cut off, trees over-trimmed, and shrubs oddly shaped. The Board will work with maintenance on a solution for this issue.

The meeting was adjourned at 1:55 p.m.

Respectfully submitted,
Joan Berman, Vice President

The Next Board meeting will be April 9, 2025, 1:00

Respectfully submitted,

Buz Weisberg, Secretary

