

SUNSET COVE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS

BUSINESS MEETING

Date: May 14, 2025

Attendees: Kay Keck, President; Buz Weisberg, Secretary; Heather Andersen (Director of Maintenance)

Time: 1-2, Arizona Time

Kay called the meeting to order and determined a majority of a quorum was present. Minutes from the last meeting in March were approved via e-mail.

Financial Report:

Joe was unable to attend, but sent the financial report for the 2025 fiscal year through March 31, 2025. He reported that total General & Administrative expenses YTD are over budget by \$2,082 or 7.0%. He also reported that total Repair & Maintenance expenses YTD are under budget by \$(1,357) or -24.7%. Furthermore, Operating Expenses (not total) YTD are over budget by \$1,317 or 12.6%. Additionally, he reported that the total OE (total) YTD are over budget by \$3,040 or 3.4%

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

- Water expenses being over budget by \$3,653 or 15.2% and
- Gas expense being under budget by \$ (1,095) or -24.2%

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

- Building repair & maintenance expenses being under budget by \$(830) or -28.3%
- Pool area repair & maintenance expenses being under budget by \$ (603) or -40.7%

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

- Plants/Trees/LS expenses being over budget by \$1,251 or 114.5%

The Reserve Fund has decreased FYTD by \$5,941. The total Reserves balance ended the month at \$15,497.

OLD BUSINESS

Water Problems Units 109, 110

The water issue with unit 109 and 110 has 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

Turtle Population

Phillip Karp is working with the Wildlife Aquarium to take some of our turtles so we do not have an over population issue. As it turns out all of our turtles are female so the aquarium recommended he just return them to the lagoon.

Lighting of Unit Numbers

We are still looking at options

New Business

Update from Presidents Council meeting

Discussion is deferred until next meeting

Homeowners Discussion

None

The meeting adjourned at 1:30

The next meeting will be held on June 11, 2025 at 1:00

Respectfully Submitted,

Buz Weisberg
Secretary
