

SUNSET COVE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING, OCTOBER 6, 2021

ATTENDEES: Kay Keck, President; Fran Goldberg, Vice President; Joan Berman, Secretary; Joe Colianni, Treasurer, Lin Clarke, David Merrill and Heather Anderson

TIME: 1:00 – 1:45 (Arizona Time)

Kay called our meeting to order and determination of a Quorum was acknowledged. Minutes from our September 1st meeting were approved.

Joe reviewed our most recent financial statement and it was approved. “Nothing extraordinary” was found. The Monsoon season caused us to be a little over budget and our water usage was higher, but that not surprising since September was our hottest month. Sunset Cove’s reserves continue to grow.

Mosquitos: This has been a tough season. Jim Funk received a quote from Mosquito Squad to spray all of Gainey Ranch for \$18,000 for 2 treatments. Additional treatments would be \$9,000 each. These treatments are for front areas only and would not include our back patios or along the golf course. Gainey maintenance regularly treats poor drainage areas and the lagoon within Sunset Cove with non-toxic chemicals. GRCA has decided not to spray this year. The association will evaluate the mosquito situation in June of 2022 and will make a decision to spray or not at that time. In the meanwhile, The Sunset Cove Board recommends that all residents use mosquito repellants around their properties. There are many effective, non-toxic products on the market.

Consideration of solar: The Board has put this on the back burner for now. The Board needs to be better educated about the costs and true savings. The Board has the flat roofs project that will be dealt with in the fall of 2022, and the total cost for the project is still unknown. Once that is determined, we will know better when the Board can consider solar. Solar can only be considered for Sunset Cove’s pool roofs.

Continuation of \$50 dues: Sunset Cove Board members are working on a communication about the need to continue with the \$50 for the foreseeable future. Our painting project cost significantly more than we expected. Since the cost of EVERYTHING is going up, no one should be surprised that the Board has decided to continue with this additional funding. Sunset Cove Board took a loan for \$250,000 so that we could finish the painting project and take care of our flat roofs. The Board will work on paying off this loan as soon as possible. Many communities within Gainey Ranch are in the same position as Sunset Cove, having to take loans and/or levy special assessments to handle important projects in our aging communities.

Holiday Lighting: The Board unanimously agreed to light the tree at the entrance to Sunset Cove this holiday season. This will cost Sunset Cove a small amount of money, but the positive impact is well worth it considering our relentless seasons of Covid.

Pool Furniture: The Board will discuss this further at our next meeting. The furniture frames are in good condition, so re-strapping some of the chairs and lounges is probably the way to go. The Board will report more on its decision after our November meeting.

The Board meeting was adjourned at 1:45 pm.

Respectfully submitted: Joan Berman, Secretary