

SUNSET COVE BOARD OF DIRECTORS MEETING, JUNE 1, 2022

ATTENDEES: Kay Keck, President; Fran Goldberg, Vice President; Joan Berman, Secretary; Joe Colianni, Treasurer; Lin Clarke; Heather Anderson, GRCA Maintenance Administrator.

TIME: 1:00 – 2:00 PM (Arizona time)

Kay called the meeting to order, and determination of a Quorum was acknowledged. Minutes from the last meeting in May were approved.

FINANCIAL REPORT: Joe reported on the Sunset Cove financial report for the 2022 fiscal year through March 31, 2022. He reported that total General & Administrative expenses YTD are over budget by \$4,512 or 15.7%. He also reported that total Repair & Maintenance expenses YTD are over budget by \$5,829 or 149%. The General & Administrative YTD budget variance is chiefly due to water expenses being over budget by \$3,983 or 23.1% and gas expenses being over budget by \$966 or 44.3%. The Repair & Maintenance YTD budget variance is chiefly due to the building repair and maintenance expenses being over budget by \$5,700 or 286.7%.

OLD BUSINESS: Water Usage: The Board believes that our aging irrigation system is where most of our water waste is taking place. Heather Anderson reviewed Gainey Ranch's work ticket system and response time, with regard to irrigation leaks. This system is for all 18 satellite communities. If a water leak is substantial, such as a broken main line, maintenance will turn the main line off, repair within 24 hours, and turn the water back on. If it is a broken emitter, shrub spray, lawn spray, including drip lines and broken sprinkler heads, or a lateral PVC break, maintenance does not shut the water off since it will automatically shut off and the leak will be addressed within 24 hours. If an irrigation tech is in the area when the leak is reported, the leak can occasionally be repaired sooner. All of this is managed through Gainey's work ticket system. In addition, maintenance has an enhancement crew go through every community, building by building, twice a year turning on valves to check for broken sprinkler heads or drip lines, etc. Problems are identified and repaired mostly on the same day.

The Board would like to remind all residents to be mindful of water waste within their own homes. Please check for running toilets, shower leaks, etc. All residents must do their part to conserve our precious water.

Pet relief areas: All pet owners **MUST** pick up their dog's waste. There will be signs posted where the situation is particularly bad. There are many dog waste stations along the ring road to help dog owners comply with this request.

STOP signs: With the significant increase in truck traffic (Amazon, FedEx, and UPS) the Board voted to put a STOP sign at the "T" intersection. There has been no sign there and the trucks just speed through that intersection. The Board's concern is for everyone's safety.

NEW BUSINESS: Flat Roof Repair: The Board voted to have Southwest Roofing Consultants, Inc. oversee design and specifications of the project as well as quality assurance/construction monitoring. This project will be put out for bids to at least three qualified roofing contractors. Southwest's professional services are not to exceed \$13,895.

Pool Furniture: Re-strapping and tabletop repair is scheduled. The Board wants to encourage everyone using the pool to lower and tie-down umbrellas. (Subsequent to this Board meeting, monsoon-like winds damaged a new umbrella and further damaged a tabletop.)

Heating of Spa in Summer: The Board voted to continue to heat the spa in the summer.

The meeting was adjourned at 2:08 pm.

Respectfully submitted,

Joan Berman, Secretary