

SUNSET COVE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING, SEPTEMBER 1, 2021

ATTENDEES: Kay Keck, President; Fran Goldberg, Vice President; Joan Berman, Secretary, Joe Colianni, Treasurer. Lin Clarke, and 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 July 7, 2021 meeting were also approved.

Joe reviewed our financial statement and it was approved. Joe mentioned that David Merrill had been most helpful when reviewing the statement. Reserves are building. The painting is complete and the place looks wonderful. Now for the Sunset Cove flat roof project starting December, 2022. The Board has no exact idea of the cost of this project.....but nothing is going down in price. Gainey maintenance will be doing spot inspections of the roofs and look for quotations from reliable contractors. Joe has heard from residents questioning when the monthly \$50 surcharge will be stopped. With the roof project ahead of us, the Board has no idea when it can eliminate this additional charge. The additional \$50 charge is servicing The Sunset Cove loan, which the Board hopes to pay off as soon as possible. As the Board puts together its 2022 budget, the Board needs to be clear with residents the use of the \$50. Sunset Cove is not alone. A significant number of satellite communities within Gainey have had to either increase their HOA dues or put in place a special assessment. It is the age of the property! But what a gorgeous property! Sunset Cove must help keep it in excellent condition! When residents are replacing their compressors on their flat roofs, each resident must notify Heather so that one of her team members can assure that the flat roofs are not damaged and installation is secure.

Joe updated the Board on the Sunset Cove Directory. As of the meeting date, Joe had heard from 21 residents. This will be a project that the Board suspects will build as people arrive for season. It will be important that the Board clarify how residents can access the directory. Residents will have the option to participate or not, and decide how they would like to be contacted...phone, email, text?

There was a very brief discussion of solar usage at the pool. This is something to consider for the future and the Board needs to be fully educated by a knowledgeable company about the technology, installation and costs involved.

Water usage is something the Board needs to pay attention to regularly. Heather will see to it that the Board gets quarterly water usage reports. The Board must encourage all residents to be mindful of their water usage, including as they are planning their personal landscaping projects. The Sunset Cove Board needs to continue to encourage all residents to turn off their water when not in residence....for a number of reasons!! This is a tough time of year for water conservation considering evaporation, pools, and irrigation.

Sunset Cove's pool furniture is aging...the sun and monsoon storms don't help. There is a shortage of acrylic. Lin suggested talking with a plastic's fabrication company regarding the damaged tabletops.

And the Board might consider tempered glass. Heather is checking into this for us. Umbrellas are always an annual expense. More discussion at next meeting.

The Monsoon season has blessed our region with water, but one of the downsides has been MOSQUITOS. And it is not just a Sunset Cove problem but a problem for the entire area. Heather has gotten one quote for spraying. Sunset Cove needs to consult with the GRCA Board to determine Gainey's position on this. Sunset Cove is already putting traps ,etc. in place and doing what the community usually does to help control the usual infestation. Spraying is very tricky because of the chemicals used and their toxicities. This is a decision for the Big Board to make. More on this topic during Sunset Cove's next meeting. In the meantime, Sunset Cove residents need to use citronella and topical creams and sprays to protect themselves.

The Board meeting was adjourned by Kay Keck at 1:58.

Respectfully submitted: Joan Berman, Secretary