

SUNSET COVE BOARD OF DIRECTORS MEETING, OCTOBER 5, 2022

IT IS WITH GREAT SADNESS THAT THE BOARD OF SUNSET COVE SAYS GOODBYE TO FRANCINA GOLDBERG. FRAN SERVED ON THE SUNSET COVE FOR TWO DECADES. HER FRIENDSHIP, LEADERSHIP AND WISDOM WILL BE GREATLY MISSED BY ALL OF US. REST IN PEACE DEAR FRAN.

ATTENDEES: Kay Keck, President; Joan Berman, Secretary; Joe Colianni, Treasurer and Lin Clarke.

TIME: 1:00 – 2:00 pm (Arizona time)

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

Joe reported on the Sunset Cove financial report for the 2022 fiscal year through August 31, 2022. He reported that total General & Administrative expenses YTD are over budget by \$9,580 or 11.6%. He also reported total Repair & Maintenance expenses YTD are over budget by \$5,957 or 57.1%. The General & Administrative YTD budget variance is chiefly due to: Water expenses being over budget by \$8,229 or 15.0%, and Gas expenses being over budget by \$1,573 or 54.3%. The Repair & Maintenance YTD budget variance is chiefly due to: Building repair & maintenance expenses being over budget by \$6,863 or 129.5%.

OLD BUSINESS:

Water Usage: Each month our water usage continues to be over budget. SmartWater continues to monitor all our meters within Sunset Cove and the other Gainey communities. We have noted irregularities in some of our meters and have requested that The City of Scottsdale send a technician to review the meter situation and report back to us. Joe asked that water reports be sent to the board. The board has not received a report for several months. Heather said she would check and re-send. In the meantime, maintenance continues to be right on top of repairing any reported leaks or breaks.

Flat Roof Re-Coat project: The project is about to launch. Heather Anderson in Maintenance has sent to all owners within Sunset Cove a very comprehensive plan as to the rollout of the project. The project, weather permitting, should be completed by the Christmas holidays. We asked all Sunset Cove owners and their renters to comply with Maintenance's requests. Southwest Roofing Consultants, Inc. will be monitoring the project, including unannounced inspections.

NEW BUSINESS:

Overseeding for winter grass: The City of Scottsdale has made this requested that residents and communities consider not re-seeding with winter grass to conserve water. In these very difficult times, Jim Funk and the GRCA Board have requested that each satellite create the best plan for their community, while doing what is possible to comply with The City of Scottsdale's request. Members of our Board, Kay and Joe, will walk around Sunset Cove to formulate a plan for our community. This must be done ASAP as maintenance needs to begin this project.

Insurance: Sunset Cove's HOA insurance has been categorized as non-renewable by Travelers. A GRCA insurance consultant will be soliciting bids from other qualified, reputable insurance providers and make recommendations. The Board will need to have a decision by October 31.

The meeting was adjourned at 2:00 p.m.

Respectfully submitted,

Joan Berman, Secretary