

**Minutes of Board of Directors Meeting  
Suntree East Homeowners Association**

*January 16th, 2023, 4:00 p.m.*

*Via Zoom*

Members Present: Dave Weinkauf, President  
Art Rosenquist, Treasurer  
Peggy Longerbeam, Director  
Diane Kasper, Director  
Jeff Fahlgren, Vice President  
Katie Siuba, Director

Members Absent: Suzanne Schill, Director

Dave Weinkauf, President, called the meeting to order at 4:12 p.m. A quorum of directors was present.

**Minutes:** Art moved to approve the November 2022 meeting minutes as amended, seconded by Jeff, motion carried.

**Management Report:**

- Budget and increase letters were sent out. Changes in auto debits were okay regarding new payment. Not too many issues reported in.
- Annual meeting prep will begin last week of January to account for enough time in between notices for the March annual meeting.
- Insurance notice sent out and caused some confusion, so Leslie cleared up that it was the 2023 Certificate Of Insurance
- There was some questions on whether or not the meetings were recorded. We confirmed the meetings are only audio recorded for the purpose of drafting meeting minutes easier, but audio recordings are not stored or presented to homeowners. It's only for the sake of drafting typed minutes.

**President Report:** Water issue was discussed again by Dave. There is a water issue in Arizona, because 80% of water is being used by agriculture. This along with historical uses of Colorado River take a substantial amount and create a significant problem in a drought environment. Overseeding Suntree East would not impact the larger water issues that we have. We will continue to work on this as a committee. Blanket statements from city of Scottsdale saying

“Don’t oversee” need to be discussed in greater detail. As questions come up, we want to make sure that we have a platform where people can voice their questions or concerns.

**Financial Report:** Art mentions overall for the year in 2022 was a horrendous year for expenses. Materials skyrocketed, pool repairs were extensive, but we ended with a little over \$11,000 surplus. We applied that amount to the overall renovation at the pool. Approx \$114,000 after the heaters, repairing main drain, new drainage system, foundation system, pool remodel etc. We are in pretty good shape, there are a few items that need to be corrected such as final payment for the pool. Leslie confirmed the payment was not finalized in 2022, it’ll have to be manually entered. Dave mentions we are close to the budgeted figures on the total year to date. We’re within 2% even with all the variances, which is good.

### **Committee Reports**

- **Pool Committee/Infrastructure**

- Reopened the pool before Christmas after completing the contractual work. Water levels started dropping and they found the leaks in the shallow section of pool. They found a piece of PVC that split at a fitting, they made repairs and now the pool is being refilled. In addition to the pool leak, they identified 2 leaks in the hot tub. They need to allow the area to dry some before the repairs can be made, the skimmer basket will need to be removed completely in order for repairs to be made. Hot tub will likely not be open until early part of next week weather permitting. Heaters should be turned on tomorrow once the pool water level reaches the skimmers.

Katie mentioned repair at the bottom of the pool is only warrantied for 30 days, but that is misinformation and the board will follow up with warranty and will look into it. She wanted to make board aware.

Dave also mentioned the 3 handicapped chairs at the pool were purchased.

- **Landscaping Committee**

- Community looks terrific at this time.
- Letter received from homeowner makes mention of leaves killing the grass. Dave recommends we table this request until we can follow up with Joe regarding her tree in the front yard. Joe has previously mentioned heavily shaded areas will not grow grass in the summer. He has completed sodding in approx. 10 yards but still an ongoing project.

- **Communication**

- Dave mentions that we need to speak more on this in our executive session. We will continue to exhaust the email options as much as possible.

- **Architectural**

- Minor painting requests and window requests have been approved.

### **Old Business:**

No further old business was brought before the Board.

**New Business:**

-Jamie Farrah requesting to have birthday party for his son in the grassy common area. It was approved by the board.

**Homeowners' Open Forum (for non-agenda items only):****- Jon Goldstein (10557 E. Fanfol)**

Called or send email to Leslie about various issues and never got a response back. Went to Suzanne & Peggy asking what it was about regarding insurance form. Pool update was requested and not provided. Leslie mentioned that response time is usually 1-2 days, emergencies are handled differently. – Dave mentioned concerns are valid and we will do better about providing communication.

**-Brenlee Taylor (10600 E. Vogel Ave.)**

Inquired about 24 hr. service and if the system takes messages – emergency line does not take messages. It's designed for down trees and leaks and other potential safety hazards.

**-Kim Martin (10445 E. Fanfol Ln.)**

Curious about pool update and improve communication to 192 homeowners in the community. – Dave mentioned that we need to continue to work at getting updated emails for all homeowners here. Peggy also mentioned visiting all new homeowners once you have their information, but a committee that made contact with new owners could work out better for communication. Provided email.

**-Judy Haughn (9715 N. 105<sup>th</sup> St.)**

House on the corner of Fanfol and 105<sup>th</sup> place, where paint is peeling off the walls. – Board members to provide exact address to Leslie for notice.

**Adjournment:**

**MOTION:** Art made a motion to adjourn, and it was seconded by Peggy. Motion **APPROVED**.

Submitted by,  
Leslie Melendrez  
Community Manager