

Villas West Eight Association

Board of Directors Meeting

Minutes of Annual meeting – Monday April 21, 2025

Minutes of the Board of Directors Meeting of the Villas West Eight Association, held at 5991 N. 48th Drive, Glendale – Arizona at 5:03 PM on April 21, 2025.

1. Call to order & roll call.

Carolyn Decker, Board President/Secretary called the meeting to order at 5:03 PM

Board members present:

Carolyn Marshall
Don Marshall
Michael Buttery
Robert Miller
Zongfu Li

Others Present:

Kelly Utsler, Copper Realty and Management, LLC
Patricia Duffy (with Bob Miller)
Barbara Linderman (Owner)
Ellen Kaline (Owner)

2. Approval of Prior Meeting minutes

Motion by Carolyn Decker and seconded by Michael Buttery to approve the Annual Meeting Minutes of April 15, 2024. Motion carried.

3. Election results

Notifications were mailed out to solicit for board members. Michael Buttery sent in a nomination. The current members up for election ran unopposed. Per our bylaws, the candidate was deemed as being elected.

Michael Buttery- 3 years

4. Financial Report

Budgets were reviewed for 2025 expenditures. Barbara inquired about water usage and how the common area usage has increased and how it affects the budget and the individual water usage.

The current pool services and chemicals budget line was discussed as costs may increase due to only one pool being open this summer. Necessary adjustments may need to be made but are TBD.

The 3-month statement for 2025 was reviewed. The first quarter shows a net income of \$23,927.58. There is approximately \$130,000.00 in current cash in the operating account and an additional \$132,000.00 in our reserve account.

The HOA unit, lot 1055 is vacant and in need of repairs. The board will determine whether to sell the unit or re-rent. It was discussed that the best plan for the two other HOA units would be to sell them when the current tenants lease expires. These funds would go into the reserves and be put toward future capital expenditures.

We are anticipating the blanket insurance policy to increase due to nationwide increases. We will shop around for other policies to confirm we are getting the best rates and coverage. Once we have an update, we will notify the members.

The HOA Fine structure that was discussed at the 2024 meeting and approved in April 2024, provides a basis for most fines associated with violations of the HOA rules and regulations. It was reiterated that all units whether tenant occupied, or owner occupied, are to be aware and understand that this is a planned community, and they are required to follow all HOA rules and regulations.

The option to create online portals for the property was brought up. This would allow online payments to be made and maintenance requests to be sent online. The Board is discussing it and will decide soon.

5. 2025 Business Items:

- a. Pool remodel update: West pool will be completed by May 15th, 2025. New pool fences will also be installed by the end of May 2025.
- b. 2025 Pool Usage: With one pool open this summer it was a concern of how to control the number of occupants in the pool at one time. Multiple ideas were thrown around, but no option was feasible at this time. It was agreed that we will watch the usage and discuss with our pool company and if it gets out of hand, we will create a plan for enforcement.
- c. Roofing: We have 5 roofs being resurfaced in 2025. That leaves approximately 12 roofs in the complex to be completed in the next two years before the initial roofs started in 2020 need to be recoated again.
- d. Wood Fences: There are 13% (37) of wood fences left on the property. Most fences are not in good condition. It was recommended that all wood fences left in the property be transitioned to block fences.
- e. Landscaping: Due to excessive irrigation repairs, we are looking to transition most grass areas to desert landscaping. 2 large areas will be completed by May 2025, and we will slowly transition the rest of the interior grass areas to desert landscaping. The perimeter grass will remain. Zong Fu Li asked about adding synthetic grass in lieu of desert landscaping. Due to the daily maintenance and upkeep expenses, it was agreed that the synthetic grass would be more expensive overtime.

- f. Common area use: There is a large amount of unsupervised children roaming the property daily causing common area damage. An example being that we had a portion of our pool fence broken off and thrown into the pool last year by a group of kids, all sprinkler box lids are damaged, sprinklers are broken off, trash being left in common areas, etc. It is witnessed by HOA staff and complaints are received regularly, regarding the disturbances created by unsupervised kids. The common areas are not playgrounds.
 - g. Main line plumbing repairs: There were approximately 6 main water line breaks in 2024. There have been no leaks in 2025, as of now. The plumbing is all original and in need of replacement. We have received one estimate and are discussing it with a few other companies to determine the best plan and pricing. We are estimating around \$750,000.00 to complete the project and another \$100,000.00 to repair asphalt and concrete.
 - h. Open Forum:
 - i. Pigeon control company is still coming out to the property monthly to keep our pigeon issue under control.
 - ii. We are still looking for a solution to our stray cat issue.
 - iii. Barbara L. has noticed a possible sink hole. We will inspect and repair it as needed.
6. Meeting Adjourn at 5:55pm. Carolyn Decker motioned to adjourn, seconded by Don Marshall.

