



December 7, 2024, Onyx Court

# Thuncaster Annual Meeting December 7, 2024

• BOARD MEETING MINUTES      DATE: 12/7/2024  
LOCATION: Onyx Court

A. Roll Call: Quorum: ☐ YES.

- IN Attendance: President: Will Repensek
- Secretary: Penny Altenburg
- Vice-President
- Treasurer: Greg Engstrom
- Landscape Committee Chair: Jerry Sparger
- Architectural Committee Chair: Eva Lund
- Members At Large:

- A. Opening Comments.
- B. Review Previous meeting minutes:
- C. Financial Review:
- D. Committee Reports:
  - 1. Current Projects:
  - 2. Future Projects:
- Action Items:

- President:
- Will Repensek
- Treasurer: Greg Engstrom
- Secretary: Penny Altenburg
- Landscape Committee Chair: Jerry Sparger
- Architectural Committee Chair: Eva Lund

# Meeting Agenda

# What's the Board been up to...

## **1. Completed Resurfacing of all Service Drives,**

- **All parking areas re-striped.**

## **Begun Common Area Lighting update Program.**

- **All walkway lights are solar.**
- **Wall lights are also solar, Intention is to make all common area lighting solar to reduce or eliminate APS bills.**
- **Security lights added to both Pergolas.**

## **2. Wood Program to replace all broke, splintered, rotted, and damaged wood complete.**

## **3. Create Color Palette: Initial work has been done, awaiting budget and timing of Painting status.**

## **4. All Accounts and Budgets are functional and up to date.**

## **5. Plan has been developed and will proceed in Unit exterior lighting re-placement.**



# What's the World of Condo's been up to?

1. Arizona has passed new laws and adjudicated Court Cases regulating **EVERYTHING...**
2. Federal regulation on filing with the Financial Crimes Enforcement Network, Beneficial Ownership Information (CIOR) does require the Registering of Community Associations. Effects 32 million of us. Took two days to learn the ropes, read through the "simplified Instructions", all 55 pages. We have completed the first step and are awaiting our Association number.
3. Getting our Documents done will save us a lot, Law changes makes all issues "Document Specific".
4. Under the new law, there is an "**OBLIGATION**" to maintain..."if you have accrued monies... you have to spend them."

# What's the World of Condo's been up to?

5. Most Condos are broke < \$\$\$> Nationwide... Sun City is the Poster Child... No Change, but the State is coming...

6. Attended 5 statute and Case Law updates this year... Having done our Documents the way we did, puts us way ahead of the Curve.

7. Aluminum Wiring.

- Becoming an Insurance Issue
- An Inspection Issue.