

Sunwest Homeowners' Association Meeting Minutes 2/13/2008

Location: 325 Conrad Drive – Home of Sandalphon

Attendees:

Jim Robson – Realty One Representative

Kelly Dermody – Co Secretary

Christine Dermody - Secretary

Joseph Mellblom – Architectural Chair

Sandalphon - Treasurer, Future Webmaster

Joel Hughes – Vice President

Mike Lorenzo - President

Shirley Snyder – Member-at-Large

Margaret (homeowner)

Meeting commenced at approximately 7:10 PM.

Minutes of 1.9.08 meeting were reviewed and adopted.

Mike opened the meeting by asking Jim if those of us who had volunteered at the previous meeting for the Board positions were, indeed, a legal Board of Directors. Jim confirmed that we were, based on the fact that no opposition was raised from the former Board members. Jim recommended that moving forward we consider establishing defined terms for the Board positions. He suggested establishing a service of no more than 3 years per position and recommended we maintain an odd number for voting purposes.

Financials:

Jim explained that the maximum dues increase allowance is 15% per year unless a special meeting with a ballot is distributed, upon which time attendees of the special meeting may vote. Sandy was curious whether we could consider raising the maximum amount each year (without charging homeowners an increase) in order to maintain a higher maximum, should the need for a future, steeper increase be necessary. The general feeling between Board members was to table that thought and keep the dues where they are for now.

Sandy asked for clarification on allocations from dues. Jim explained that of the quarterly \$135, \$25 is for trash/recycling and \$110 is for dues (including common areas maintenance, snow removal, landscaping, Property Management, etc.) Jim noted that although our finances are in good shape right now, we are not seeking to lower the dues as there are a number of foreclosures and liens that must be covered by dues as well.

There was some question on the accuracy of the financial report that Jim had distributed. Because the format of the financials was not clearly indicative of where the Association is in the current budget, Jim agreed to revise and redistribute using a more efficient format. Sandy agreed to review the financials more closely and then to get in touch with Jim directly with any requests or questions.

Jim clarified that the Property Management handles all contract negotiations – under the direction of the Board. It was agreed that Realty One's contract with Sunwest, though on a month-to-month basis, is good with them right now. They seek no immediate changes.

Homeowner Violations:

All agreed that there are quite a few violations occurring in the neighborhood which is not helping with the declining property values. Overall enforcement has been weak. Jim reminded us that Realty One must be informed when there are violations, upon which time they distribute written violations notices. Due to the fact

that Realty One's location is of some distance from the Sunwest neighborhood, it was determined that it would not be economically viable for them to do regular neighborhood patrols. It would result in a certain increase in their fees. The Board is to determine a reasonable timeframe for various violations and Realty One will follow through with warnings and fines to offenders.

Mike suggested we make an announcement in the next newsletter that we will soon be bringing the rules and regulations back into measure. He suggested we note a period of time we are allowing before we will be enforcing the rules more strictly. Mike asked Jim to direct a letter to the owner of the Pink House on the corner of Hoffman and Woodson advising that they are not in compliance and must submit a new color/plan to the Board for approval within 30 days.

The architectural committee then indicated that it would be prudent to have a general palate of colors available as a guideline for homeowners that would like an idea of what is acceptable. Though it was agreed that exact colors and brands do not have to be dictated to exactly, a general guide would be necessary. Shirley agreed to work on developing a palate for the Board to review and approve.

Returning to Mike's point about making an announcement of upcoming stricter enforcement in the next newsletter, Jim recommended that we maintain a positive and encouraging theme to the newsletter – so as not to create any animosity between homeowners and the Board. He advised that Realty One continue to be notified of all violations so as to remain a somewhat neutral party. Sandy questioned whether we should consider hiring a third party to conduct regular neighborhood scans for consistency. It was generally agreed that we would all make more of an effort to send Realty One notices of violations but that we try to be subtle and consistent. Joe agreed to send a list of violations he has witnessed to Jim for letter distribution. Jim also clarified that some of the violations Joe had noted are actually town code violations and might receive more attention if the Town or law enforcement is notified.

New Business:

Mike asked the Board if continuing to meet monthly is still acceptable for everyone. All agreed it is – until the Association is more firmly re-established. We will continue to meet at various Board member's homes, though may decide to meet quarterly at Miner's Tavern or similar.

Questions were raised about the status of plans for the proposed road behind/into the subdivision. Mike indicated that we have no new information at this point, but are poised to act as soon as something comes up. Jim noted that once an area is zoned, there is no changing it unless it is re-zoned. It was proposed that we submit a letter to the Mayor of Erie regarding re-zoning, indicating we want to work with any Developer on their plans.

Sandy has been looking into Sunwest having its own dedicated website. An independent domain costs \$20 per year + \$70 per year for hosting and maintenance. We agreed to put a final vote to moving forward with this at our next meeting. Sandy noted that he needs access to the Realty One website.

General session was adjourned at 8:30PM and the Board entered into Executive Session at which time collections and financials were further discussed. Executive Session adjourned at approximately 8:45 PM.