

Sunwest HOA Meeting Minutes - May 14, 2008

In Attendance:

Kelly Dermody

Sandalphon

Mike Lorenzo

Joe Mellblom

Jim Robson (Realty One)

Mike called the meeting to order and distributed the agenda.

Item 1 - SB100 and SB89 Compliance

Jim clarified that SB100 and SB89 are two state laws that were put into effect approximately 2-3 years ago that regulate HOA powers, required methods of accounting, etc. Overall – these laws specify and requirements, including annual notification of management company and insurance.

Mike asked Jim if Sunwest was in compliance with SB100 and SB89 as a HOA. Jim confirmed that we have been and continue to be in compliance. Jim indicated that the covenants and regulations are distributed to new homeowners at the time of purchase by law. This practice is not affected by SB100 or 89. Jim offered summary sheets of these laws and agreed to forward them to the Board.

It was suggested that a reminder be included in the next newsletter that all major changes to landscaping or architecture need to be submitted to the Architecture Committee for approval. In addition, if someone wants to add solar power or other energy efficiency improvements to their homes, it is the responsibility of the HOA to do everything in their power to approve the additions. This discussion was tabled.

Mike informed Jim that the Architectural Committee will meet more frequently (as needed) to discuss and approve/disapprove various architectural requests.

Delinquent Accounts Collection Policy/Procedure

Discuss violation, warning, first and second fine letters

Realty One sent financials ahead of time – which was appreciated. Mike turned this over to Sandy. Sandy and Jim discussed profit/loss. Landscaping is running twice what it was last year and we need to keep an eye on it. There was a sprinkler break on Leon A Wurl that added to the costs. Jim will check in with the landscaping company and try to determine the budget/actual discrepancies.

Sandy thanked Jim for providing the sample warning letters. Mike passed around sample WARNING and FINE letters for the Board's review. Mike proposed that a column be added to the delinquencies matrix so that the date that the violation observation is made can be compared to when the letter is sent out. He also proposed a column be added that indicates the deadline by which residents in violation must respond.

Mike proposed to add "If the violation is not corrected within 7 days or is repeated within 6 months, you will receive a fine."

A vote was held on adding the above language to the warning letters. The vote passed unanimously.

Discussion of re-wording the FINE letters was tabled.

Action item for next meeting: review sample FINE letter and discuss.

Referring to the new modifications to the WARNING letter, Jim noted that residents in violation don't necessarily have to make the SAME violation within the 6-month warning period – but that any violation made in the period can add to the fine issued.

Housekeeping Issues

Mike asked that Meeting Minutes be distributed (via email) within 7- 10 business days after meetings. Kelly indicated that Christine has been extremely busy and travelling a lot but that he (and she) would do their best to accommodate this request. Jim noted that the same should hold true with the agenda – send with the Minutes distribution.

New Business

Mike proposed that a follow-up letter regarding the extension of Hoffman into the Ranchwood development be sent to the Mayor.

Architectural Committee

Joe noted there is a broken basketball hoop in the street in the 1200 block of Stockton. Jim noted that basketball hoops are allowed because they are not permanent. He asked if the Board wanted to disallow portable basketball hoops. Sandy suggested this be discussed at an Architectural Committee meeting. However, Jim noted that if it is being stored in plain-site, it is in violation.

The architectural committee discussed possible additional meeting times. Thursdays at 7:00 as needed were agreed upon. Next meeting to be held on Thursday, May 22.

Old Business

Architectural Committee meetings held since last Board meeting reviewed three paint color requests. The Committee approved all three. Joe mentioned that Shirley was hoping to get a hold of the Palette of colors originally approved by US Homes at the time the subdivision was created. It was determined that this was not a possibility anymore since US Homes is no longer in existence.

Financials

Sandy moved that the monthly financial reports be approved. Board voted to approve.

Rules and Regulations

Jim stated that the rules and regulations (R&R) call for a “reasonable” time to put out trash and recycling containers. The Board may change the R&R as required.

Meeting adjourned at 7:55 p.m.