

Sunwest HOA Meeting Minutes - June 18, 2008

In Attendance:

Kelly Dermody

Sandalphon

Mike Lorenzo

Joe Melblom

Jim Robson (Realty One)

Christine Dermody

Mike called the meeting to order at 7:00 PM.

Homeowner Forum:

No homeowners were present

Previous Board Meeting Minutes:

Sandy moved to ratify Minutes from May 10 meeting, Christine Dermody seconded the motion, unanimous approval

Financials

Jim Robson presented the Association Financials for Board review. It was disclosed that 8% of the homeowners in the Sunwest subdivision are in significant arrears. Sandy motioned to approve the financials as presented. Mike seconded, unanimous approval.

Report from Committee Chairs

Architectural Committee:

Since last Board meeting there have been 4 requests from homeowners for landscaping or painting approvals. All 4 requests were reviewed and approved. Some trashcan violations continue to be noticed but there has been improvement.

Secretarial Committee:

Going forward, all meeting minutes will be typed and distributed to the Board for approval and posting to the website within 7 business days of last meeting. Newsletter will be drafted and distributed at the beginning of each quarter.

Webmaster Committee:

Working through updates of FAQs. Suggested forming a subcommittee to assist with updates. Noted that new email addresses to contact board members have been posted to the website.

President Report:

- Mike proposed naming a Vice President to conduct meetings, set agenda items in Mike's absence. Mike nominated Sandy. Joe seconded the nomination, unanimous approval.
- Mike indicated that he intended to discuss action items about the nuisance the recently erected gas well was becoming but then noted that it was a moot point since the drill had been removed on 6/14. However, the activity and the noise continues to be disturbing. It was suggested the Board contact Trustee Paul Ogg to provide some insight as well as the Ranchwood development.

- Mike was approached by a homeowner on Sanders Cir. That was interested in having a private party in the tot lot for which the homeowner intended to rent an inflatable jumping gym. The homeowner was questioning whether it was allowable within the rules and regulations of the HOA. It was determined that the homeowner could rent the inflatable jumping gym provided that she obtain insurance that indemnifies the homeowner and the Association. The same homeowner was requesting to block off a section of Sanders Circle for a block party. Mike agreed to ask the homeowner to make the requests with specifics in writing at which time approvals will be considered.

Realty One Report:

Jim noted that the Association is doing OK financially. He indicated that Realty One has continued to drive through the neighborhood twice a month and violations are getting less frequent. He indicated that 2-3 homeowners have been assessed fines. Christine moved to have Realty One continue the twice-monthly drive-through practice. Sandy seconded the motion, unanimous approval.

It was noted that the violations letters and appeals process thus needs to be clarified for the benefit of the residents. Residents now have 3 options by which to respond or appeal to violation letters. Sandy distributed revised violation warning and fine letters as well as an appeals instruction form for the Board to review. The new letters with the suggested amendments were unanimously approved.

New Business:

- Items to be included in and format for the next newsletter were discussed.
- There has been a problem with some common area sprinklers malfunctioning. The board approved allocating up to \$400 to repair the issue pending results of further investigation.
- A detailed appeal letter that was received from a homeowner on Stockton Drive was discussed. Realty One agreed to address the letter/homeowner directly.

Next meeting date set for July 9.

Mike moved to adjourn at 8:37, Sandy Seconded. Meeting adjourned.