

## **Sunwest HOA Meeting Minutes – August 20, 2008**

In Attendance:

Kelly Dermody

Sandalphon

Mike Lorenzo

Joe Mellblom

Jim Robson (Realty One)

Christine Dermody

Shirley Snyder

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

### **Homeowner Forum:**

No non-Board homeowners were present

### **Previous Board Meeting Minutes:**

Mike moved to ratify Minutes from July 9 meeting, Sandy seconded the motion, unanimous approval

### **Financials**

Jim Robson presented the Association Financials for Board review. Sandy motioned to approve the financials as presented. Mike seconded, unanimous approval.

### **Homeowner Violations**

A board member questioned whether back yards are included in HOA regulation jurisdiction of required maintenance. The board discussed whether or not there was a need for this and determined that should it be included in the jurisdiction, very clear and specific guidelines would need to be identified in the covenants, rules and regulations. It was determined that the board would vote on this issue at the next meeting.

### **Report from Committee Chairs**

#### Architectural Committee:

At the time of the meeting there were no architectural requests for review.

#### Secretarial Committee:

Several recommendations were made for items of inclusion in the next newsletter, including: reminder about keeping trash cans out of site, a reminder to contact the city regarding meter conversions, and a reminder of the next Annual meeting to take place on November 5.

#### Webmaster Committee:

Sandy noted that the automated (online) request system is working smoothly and had nothing new to report.

#### President Report:

Mike noted that there had been no movement or communication regarding the Ranchwood development behind the subdivision. He asked the board whether a Letter of Inquiry should be sent. The board determined this was to be placed on the back-burner for now.

Realty One Report:

Jim said he had nothing further to report.

**New Business:**

- Need more dog-refuse pick-up bags for both tot-lots. Jim will order and bring to the next meeting. In the meantime, Dermody's would stuff plastic bags into the holders as a back-up.
- Discussed term-limits for board members. Jim noted that in order to change or instill term limits, we would need 67% of all voting eligible residents to vote and approve a change. It was determined that at each annual meeting we can elect new board members at the Annual Meeting and/or collect votes by Proxy.
- Because of the numerous inadequacies in the Association's Declarations, Bylaws and Articles, it was suggested that the Association hire a Lawyer to analyze and re-write them to more effectively comply with Association laws SB89 and SB100. Sandy motioned that we handle issues on a case by case basis and defer a decision on hiring a lawyer until next year. Mike Seconded the motion and it passed unanimously.
- Mike suggested that the Association bite the bullet and invest in a sprinkler system upgrade with rain sensors, etc. so as to conserve water and cut down on summer water bills. Jim noted that he would look into obtaining bids from the current landscaping company.

The next meeting was set for Wednesday, 9/10/08.

Mike moved to adjourn at 8:10, Sandy Seconded. Meeting adjourned.