

Sunwest HOA Meeting Minutes – April 8th, 2009

In attendance:

Kelly Dermody	Sandalphon
Mike Lorenzo	Kris Shahinian
Joe Mellblom	Shirley Snyder
Jim Robson (Realty One)	

Mike calls the meeting to order at 7:05 pm

Erie Police Officer Beggan (Community Policing/Neighborhood Watch):

Based on the increase graffiti activity in the neighborhood, Officer Beggan provided information on creating a neighborhood watch. There are no real requirements to create a neighborhood watch program. The only requirement is community involvement and designation of “block” leaders.

The HOA will provide Officer Beggan’s contact information in the newsletter.

There is also a National Night Out on Tuesday, August 4th where each neighborhood in Erie can register with the Erie Police Department and an officer will attend the event.

Homeowners Forum:

- National Claims Recovery (Kurt Todd): Kurt discussed the organization, the purpose to contact homeowners, the potential defective siding in the neighborhood and the claims process. It is up to each homeowner to contact National Claims Recovery to inspect the siding on each their home and use the service to take part in the claim.

Approval of Consent Agenda Items:

- No response is consent – When motions are presented to the Board through email. No response is considered consent.
- Previous Board Meeting Minutes – Sandy motioned to approve the minutes for the 1/14/09 meeting – Kris seconded – unanimous approval.
- Financials – Sandy reviewed the financials and motioned to approve – Joe seconded – unanimous approval.

Report from Committee Chairs:

Treasurer/Webmaster:

The Architectural Committee Forms and Violation letters are posted on the web site to provide the community with ease of use.

Architectural Committee:

The Architectural chair discussed a homeowners request for expansion and AC board approved the request. Mike motioned for approval and Joe seconded – unanimous approval.

Newsletter/Member at Large Committee:

No Update.

President Report:

The president discussed the sprinkler system causing issues in the parks. The board presented the idea of breaking up the sprinkler zones to a more efficient schedule and possibly run each zone under a different schedule. The board also would like to research where the budget for breaking up the sprinkler system will come from.

Property Management Report:

Homeowner Violations

New business:

- Denver Regional Landfill – Mark Gruber (President Vista Pointe HOA): There is a possibility to expand the height of the regional landfill. Waste Connections owns the land and is pushing for the expansion. Vista Pointe has organized to stop the expansion by creating postcards and collecting homeowner signatures for public officials. The HOA board will monitor the situation and provide guidance to the community if the application comes before the Town of Erie.
- Fine letter process tracking – the new tracking process is working well.
- Fence & Mailboxes Spring/Summer repair painting – the Board would like to repaint the perimeter fences and also the mailboxes. The Board reviewed the two paint estimates. Mike motioned the approval of one estimate – Kelly seconded – unanimous approval. The painting can start as soon as possible. The USPS will not pay for painting the neighborhood mailboxes. Mike motioned to have the board approve the maintenance company to paint the mailboxes – Sandy seconded – unanimous approval.
- Meeting Frequency – the Board would like to change the meeting frequency from monthly to quarterly with monthly updates via email. Mike motioned to approve the change – Joe seconded – unanimous approval.
- Frequency of audits in Sunwest – the frequency of audits will remain the same.
- Landscape bid – the board discussed getting landscaping bids to improve the neighborhood common areas.
- Water smart sprinkler bid – Mike motioned to review the water smart sprinkler bid for the next HOA board meeting – Kris seconded – unanimous approval.

The next meeting is set for 7:00 pm on 7/8/2009 at 325 Conrad Drive.

Mike moved to adjourn the meeting – Sandy seconded – meeting adjourned.