

## Sunwest HOA Meeting Minutes - July 8, 2009

In attendance:

Kelly Dermody

Sandalphon

Mike Lorenzo

Joe Mellblom

Irene Fabio (Realty One)

7:08 pm Mike called the meeting to order and distributed the agenda.

The minutes from the April 8, 2009 Meeting were approved. Financials had been previously reviewed and approved. Collection Status report from Hindman Sanchez was reviewed. The web site appears to be up to date except for minutes from last meeting. There was some vandalizing done at the playground to the fence and a table. Joe will report this incident to the police.

### **Old Business**

The drive bys will continue and citations and fines will continue to be issued when violations occur. A letter regarding a camper that has been parked on the street for quite some time will be sent to the home owner.

Sandy motioned and Mike seconded to approve All Phase Bid to install a solar/controlled irrigation system. More information is needed to investigate the Rain Sensor system before it will be approved for installation from All Phase Landscaping.

The fence and mailboxes were repaired and painting was completed.

### **New Business**

There was a vote to change the frequency of meetings for the board to monthly instead of quarterly. The frequency of audits of Sunwest will remain the same.

The Board is looking for up to 2 more members. At the December meeting, the frequency of the meetings will be reassessed.

A committee will be formed by Cheryl and Erin to investigate the tenants who live at 1378 Stockton, and Realty One will consult an attorney to discuss legal grounds as far as what the HOA has authority to do and will respond to the Board by July 15, 2009. The Board would like the owner of the subject property contacted. There was discussion of flyers to be passed out after this date.

The Board is having discussions about the possibility of changing the CC&R's for various purposes.

### **Next Meetings**

August 13, September 9, October 14 (Budget Meeting), November 11 (Annual Meeting 6:30 pm -Board, 7:00 pm -Residents to hold Neighborhood Watch organizing meeting, at Erie Recreation Center, Mitchell Room), December 9.

Meeting was adjourned at 8:27 pm.