

Sunwest HOA Meeting Minutes – August 13, 2009

In attendance:

Mike Lorenzo

Sandalphon

Kris Shahinian

Jim Robson (Realty One)

Mike calls the meeting to order at 6:35 pm

Approval of Consent Agenda Items

- Previous Board Meeting Minutes (7/8/09) - Meeting Minutes approved. Mike motioned to approve – Sandy seconded – unanimous approval.
- 2009 YTD Financials: The largest expense over the past few months has been the water bill. There is also a considerable amount of money in the Customer Balance approximately \$20K. Of the \$20K, 7 customers account for \$14K of the amount. The HOA will continue to monitor the customer balance situation.
- Property Management Report Update – The lights were installed on the tot lots and are working well. There is a tree leaning up against the fence on the Sanders tot lot and a dead tree on Stockton. Realty One will follow up and having these trees trimmed and removed. There were 30 respondents to the registration request and a total of 57 on the email list. This is a 33% response rate to the request.
- Ratify decision to establish a 5 member board of directors – this item will be tabled for the next meeting.

The next Board meeting will be held on Wednesday, September 9 at 7PM.

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

Special Meeting to Organize Neighborhood Watch

- Mike provided a summary of the events leading up to the neighborhood watch meeting.
 - Letters were sent out to the community informing them of the current neighborhood situation.
 - The HOA moved from quarterly meetings back to monthly meetings.
 - Letters requesting contact information were mailed to the community.
 - Realty One is investigating the owners of 1378 Stockton Drive and the community legal options were researched.
 - Erin Black is now the Community Coordinator and also helped plan the Neighborhood Night Out.

- Rules and Regulations signs were posted at the tot lots and lights were installed.
- Officer Beggan helped kick off the Neighborhood Watch Program with Erin Black and will provide the block captains with crime emails.
 - Non-critical calls should go to the Block captains who will notify dispatch.
 - Neighborhood watch will provide signs to the community and we will work to get these signs up.
 - The block captains have been established and the list will be made public to the community.
 - The community will work together to establish safe houses around the neighborhood and Erin and Kris will work on getting this program going.