

SUNWEST HOMEOWNERS ASSOCIATION
Board Meeting
325 Conrad St.
Wednesday, October 14, 2009

The meeting was called to order by board president, Mike Lorenzo, at 6:30 p.m. Other Board members in attendance were Sandalphon, Joe Melblom, Kelly Dermody, and Forrest Scruggs of Realty One Property Management.

The September Minutes of September 9, 2009 were approved as submitted, motion by Michael, second by Sandy, all in favor, motion passed.

There were no other homeowners present.

Chair Reports:

Financials: Sandy reviewed the financials. The P&L for last month looked fine and then the accounts receivable was discussed. The spread sheet for those that are over \$600 in arrears was reviewed; there were two homeowners on the list that aren't in collections.

ACC Matters: Joe reported nothing new on architectural control at this time, owners are complying with paint colors.

Webmaster: Sandy said that approximately 1/3 of the owners have signed up.

Community Coordinator: Erin was not present for an update.

Presidents Report: Michael reported he was concerned about the continued communication with homeowners. He felt more communication is needed via newsletters, etc. Also, as a homeowner, he was concerned about the Town backing the oil & gas operations near Sunwest.

Property Management Report:

Forrest reported on the status of 1378 Stockton. He reported no response from letters sent to the homeowner and therefore, the collection attorney has filed a judgement with the court.

Homeowner Violations: Violations have been reduced in recent months. In regards to collections, it was agreed to tighten up the time to send a homeowner to collection. If they are one year in arrears they should automatically be turned over to the collections attorney's.

2010 Budget Discussion:

Sandy presented the proposed 2010 Budget with an increase to \$145.00 per quarter. Sandy had asked Realty One for a list of other HOA's fees in the area and at \$145.00, these fees were about in the middle from high to low. Sandy motioned to approve the 2010 Budget as presented, which was a combination Budget recommended by Realty One and the Board, Joe seconded, and

all in favor, motion passed.

New Business:

Mail Ballot/Proxy: This will be sent by Realty One by October 21, 2009.

Painting of Mail Boxes: This was approved but one box was missed on Sanders.

Board Appreciation Dinner: This is to be scheduled on Thursday, 6:00 pm, October 29, 2009 at Magnolias.

There is a repair needed on the little bridge by the slide at the north tot lot. Realty One will contact the recreational company.

Next Board Meeting:

The annual meeting will be on November 11, 2009, 6:30 pm, in the Briggs Room, Erie Recreation Center. The Board meeting will commence at 6:00 pm. Sandy said the room has been reserved.

Adjournment: Michael motioned the meeting adjourned, second by Sandy, meeting adjourned at 7:30 pm.