

SUNWEST HOMEOWNERS ASSOCIATION
Board Meeting
325 Conrad Drive
Wednesday, January 20th 2010

The board meeting was called to order by board president, Mike Lorenzo, at 6:06 p.m. Other board members in attendance were Kris Shahinian, Joe Melblom, and Sandalphon. Countryside Asset Management Corp members Holly McElhaney and Gary Pahler were also present at 6:30 p.m.

The December Minutes of December 16, 2009 were approved as submitted, motion by Michael, second by Sandy, all in favor, motion passed.

Board Reports:

Financials: Sandy will review current insurance situation with State Farm and Countryside Asset Management Corp with the goal to understand the current coverage and costs. From this review, the board will determine the best course of action.

CSAMC has updated the financials based on the handoff from Realty One. A motion was put forth to make CSAMC's financial reports accessible to the treasurer, motion by Mike, second by Sandy, all in favor, motion passed.

ACC Matters: Homeowner request for windows submitted and reviewed during meeting, motion by Joe, second by Sandy, all in favor, motion passed.

Homeowner Violations: The board will need to work to update the fine schedule and appeal letters. There are 2 trip hazards on Woodson and Sanders. CSAMC will work to get estimates to fix these hazards.

New Business:

Tracking Delinquent Dues: The board reviewed the Aged Owner Balances report with CSAMC. A motion was put forth to write off delinquencies of two homes, motion by Mike, second by Sandy, all in favor, motion passed.

Collection policies are conflicting between rules and declarations. The board will need to work to reconcile the differences.

The payment schedule between the rules and declarations will need to be updated by the board.

Deliverables from CSAMC: CSAMC will deliver the Agenda packet by the Friday prior to the meeting.

Sunwest HOA will be added to the CSAMC website. CSAMC will add the official Sunwest HOA documents as a link to the website.

Renew Waste Connections contract for one year, motioned by Sandy, Joe second, all in favor,

motion passed.

Allphase Landscaping bidding for work. Double payment to Allphase and Waste Management for litter pickup has been fixed.

Next Board Meeting:

The next meeting will be on February 17, 2010, 6:00 pm, at 325 Conrad Drive.

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