

SUNWEST HOMEOWNERS ASSOCIATION
Board Meeting
325 Conrad Drive
Wednesday, February 17th 2010

The board meeting was called to order by board president, Michael Lorenzo, at 5:58 p.m. Other board members in attendance were Kris Shahinian, Joe Melblom, and Sandalphon. Countryside Asset Management Corp members were also present.

The January Minutes of January 20, 2010 were approved as submitted, Michael motioned, seconded by Sandy, all in favor, motion passed.

Inspection Report:

Snow Removal will be enforced by the Town of Erie. It is the recommendation of the board that homeowners shovel their sidewalks. This is will be part of the Newsletter.

The Basketball Hoops in the driveways will be allowed as long as they are functioning.

The violations from the previous week have been addressed.

Trip Hazards identified and CSMAC will provide estimates for fixing these hazards.

Review January 2010 Financial Statement:

Financials during this period look ok.

Garbage removal has been reduced by \$200 per month.

Sandy motions for Financials to be approved, Michael seconds, all in favor, motion passed.

Review Current Delinquencies:

The Board discussed the option of moving to foreclosure on large balances. For the homeowners in question, they are current with the banks, so the HOA would move to foreclosure.

The Board will review the documents and educated themselves on moving to foreclosure and discuss at the next board meeting.

The other option for these large balances is letting them remain delinquent.

Finally, the board can meet with the homeowners and discuss the potential move to foreclosure and understand their hesitation for paying the past due HOA fees.

CSAMC will need to get the ledgers on accounts from Realty One and the Board might need to reach out to Realty One for this information. The ledger will be necessary for the true past due balances to be reconciled.

The Board would like to send letters to homeowners who are past due by \$200-\$500 with the

option to come up with a payment plan for the late fees and the penalties and interest will be waived. If the balance remains unpaid, the collection will be turned over to the Attorneys. Michael motioned to approve the above communications, Joe seconded, all in favor, motion approved.

Michael leaves the meeting at 6:29pm.

Committee Chairs Report:

Community Outreach Chair: No Report

Social Chair:

The next social event will be on Saturday, March 27th at Erie Community Center. This will be a game night event.

ACC Chair:

Homeowner is removing large brush and it will be completed by the spring.

Inspect homes with non-functioning cars if there is oil dripping. CSAMC will inspect the identified homes.

CSAMC will provide information to the HOA regarding the open flame rules in the Town of Erie.

Old Business:

No Discussion of Old Business.

New Business:

Mike motions to approve the 8 polices required by SB 100 & 89, Sandy seconded, all in favor, motion approved. The HOA directors signed the documents.

CSAMC will get 3 bids to establish a reserve fund for common elements – fences, playground equipment, etc. These firms will work on setting a budget for these common items.

The CPI (Continuous Process Improvement) Committee will continue to work on making the changes to the rules and regulations of the HOA. CSAMC will not be responsible for the forums or changes. This independent move by the HOA will save \$1000.

Next Board Meeting:

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

Adjournment: Sandy motioned the meeting adjourned, seconded by Kris, meeting adjourned at 6:58 pm.