

**The Sunwest Homeowners Association
Board of Directors Meeting**

*April 21, 2010
6:30 pm
325 Conrad Drive*

M i n u t e s

1. Call to order at 6:33pm. Members present were Sandalphon, Kris Shahinian, Michael Lorenzo and Joe Melblom, also present Gary Pahler and Holly McElhaney CSAMC.

2. Homeowners forum (none noted)

3. Approve Minutes from Board of Directors Meeting March 17, 2010:

Sandy made a motion to approve the minutes from the previous meeting, seconded by Kris.
Approved

4. Inspection report:

The Board reviewed the inspection report and discussed items on common area behind House #4 and also discussed clutter on porch. The areas will be cleaned up by approval of the board and further clutter behind house #4 will result in a violation.

Warnings issued for other homeowner violations.

5. Review March 2010 Financial Statement:

Sandalphon made a motion to approve the review of the March financial report, seconded by Joe. Approved

6. Review current Delinquencies:

The Board reviewed the current delinquency list and Gary updated everyone on the status of accounts that are in collection with the Association's attorney. There is one home that is in foreclosure. For 5 homes, the board will turn over to attorney for collections moving to WCPP Firm. Sandy motion to accept transition to new firm, Kris second. Approved.

Motion to allow homeowner forgiveness for late fees and fines. Sandy motion, Joe second.
Approved with one vote against.

7. Committee Chairs Report:

- Community Outreach chair (Erin Black) ~ nothing to report
- Social chairs (Amy and Rachel) ~ nothing to report
- ACC chair ~ Solar Panels request – Joe motion, Sandy second. Approved. Street numbers on curb – neighbors can choose to do this. Vegetable garden request will

need to be submitted to ACC for approval.

8. Old Business:

There was no old business to discuss

9. New Business

- **Approval of policy for signs on mailboxes and other common elements:**

Sandy made a motion to approve the policy, seconded by Michael. Approved.

The Board signed the document (two sets) and 1 original was given to CSAMC

Sandy will post on website.

- **Approval of ACC violation policy:**

Sandy made a motion to approve the policy, seconded by Michael. Approved.

- **Line Item review and approval of landscape extras:**

Motion to reject mulch proposal by Sandy, Michael second. Rejected.

Motion to reject ditch cleanup proposal by Michael, Sandy second. Rejected.

Native Mowing is tabled for later discussion.

Sucker Cleanup/Russian Olives removal. Sandy motion, Michael Second. Approved.

Lunch area tree removal. Sandy motion, Michael Second. Approved.

Debris cleanup is tabled for later discussion.

Motion to reject rain sensors proposal by Sandy, Michael second. Rejected.

Mulch and Rock

Edging – Approved.

Mulch – Rejected.

Rock – Approved.

Grasses – Approved.

Juniper – Approved.

Flower and soil – Approved.

10. FYI / Educational Materials ~

- Fiduciary Duty Guidelines for Board to Follow.

11. Adjournment: Motion to adjourn at 8:12 was approved; next meeting will be July 3rd, 2010.