

**Sunwest Homeowners Association
Board of Directors Meeting**

July 26, 2010

6:30 pm

325 Conrad Drive

M i n u t e s

- 1. Call to order at 6:30pm by Michael Lorenzo. Members present were Michael Lorenzo, Joe Mellblom, Sandalphon, and Kris Shahinian, also present Holly McElhaney from CSAMC, and Ashley Nichols from HindmanSanchez.**
- 2. Homeowners forum (none noted)**
- 3. Approve Minutes from Board of Directors Meeting April 21, 2010:**

Sandy made a motion to ratify the minutes from the previous meeting that were already approved by email vote and posted on the Sunwest Web site, seconded by Joe. Approved unanimously.
- 4. Inspection report:**

The Board reviewed the inspection report and discussed violations associated with a foreclosed property on Stockton Dr. Michael made a motion to send collections over to HindmanSanchez to start a foreclosure against the Bank if they will not remedy the ongoing violations. Seconded by Sandy. Approved unanimously.
- 5. Review June 2010 Financial Statement:**

Sandalphon discussed the June financial reports, noting that legal fees were not being reported properly. After a meeting with CSAMC the legal fees will be reported properly in future reports. Motion to approve by Michael, seconded by Joe. Approved unanimously.
- 6. Review current Delinquencies:**

The Board reviewed the current delinquency list and Ashley updated everyone on the status of four accounts that are in collection with HindmanSanchez.
- 7. Committee Chairs Report:**
 - Community Outreach chair (Erin Black) ~ nothing to report
 - Social chairs (Amy Amore and Rachel Bates) ~ nothing to report
 - ACC chair ~ Joe mentioned that the bush-hogging (rough cutting of the vegetation outside of the grassy common areas, but still on Sunwest common property) was done poorly and looks unsightly. Sandy pointed out that the Board did not approve the bush-hogging, that CoCal had proceeded without authorization, and that the Board was not going to authorize payment for it. Michael stated that we should not do bush-hogging ever again. The natural look is preferable to the wasteland created by the

bush-hogging.

8. Old Business:

There was no old business to discuss

9. New Business

Replacing CoCal with Torii to provide landscaping and irrigation services: The Board discussed several reasons why CoCal should be replaced. CSAMC said that under the circumstances there should not be a problem with cancelling the contract. Torii was suggested by CSAMC since Torii is familiar with the ET Manager system being used by Sunwest to conserve irrigation water. Michael made a motion to proceed with hiring Torii, seconded by Sandy. Approved unanimously.

Nominating Committee: Sandy pointed out the CC&Rs require a nominating committee. Michael and Sandy were nominated, and unanimously elected to the Nominating Committee. Please send nominations for 2011 Directors to president@sunwest-hoa.org.

10. Adjournment: Michael's motion to adjourn at 7:41 pm was approved; next quarterly meeting will be held at 325 Conrad Drive, at 6:30 pm on Thursday, October 21st, 2010.