

Sunwest Homeowners Association
Board of Directors Meeting
October 21, 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, and Sandalphon. Proxies to vote on behalf of Kris Shahinian and Kelly Dermody were held by Sandalphon. Also present was Ashley Nichols from HindmanSanchez law firm.**
- 2. Homeowners Forum**

No homeowners (other than Board members) were in attendance.
- 3. HindmanSanchez report on the state of current delinquencies.**

Ashley reported a major delinquent account is now resolved with all past due fees and fines paid. Another major delinquent account is in Chapter 13 bankruptcy and is being monitored for compliance with scheduled payments. The number of delinquent accounts is reduced significantly since the start of 2010 thanks to the efforts of CSAMC and HindmanSanchez. The Board wants to make any reasonable accommodations for Homeowners who may be having difficulties making their quarterly fee payments. Homeowners in financial distress should contact CSAMC to setup a payment plan and avoid the added expense of becoming a delinquent account.
- 4. Approve Minutes from Board of Directors Meeting July 26, 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.
- 5. Review September 2010 Financial Statement:**

Sandy moved to approve the September financial reports, seconded by Michael. Approved unanimously.
- 6. Right to Amend 2011 Budget in Case of 2011 Contract Changes**

The Board voted unanimously to reserve the right to amend the 2011 Sunwest HOA budget from time to time as needed to respond to material changes in the 2011 contracts.
- 7. Ratify 2011 Budget**

The Board voted unanimously to ratify the 2011 budget that was approved earlier by the Board.
- 8. Annual Meeting Notice and Proxy Form**

Sandy made a motion to approve the letter to send to Homeowners announcing the Annual

meeting to be held on November 17th. Included with that letter will be a form for Homeowners to grant their proxy votes to the Board to conduct annual business, and an absentee ballot to use if the Homeowner will be unable to attend the meeting. Approved unanimously. CSAMC will be directed to mail out the letters to Homeowners during the last week of October.

9. Snow Removal Contract for 2011

Sandy read the bids from All Phase, Green Space, Panorama, Torii, and Trident. After some discussion the Board approved unanimously to grant the 2011 snow removal contract to Panorama in Longmont.

10. Landscaping/Mowing Contract for 2011

Sandy read the bids from All Phase, Sun and Shade, and Torii. After some discussion the Board approved unanimously to grant the 2011 landscaping/mowing contract to All Phase.

11. Annual Appreciation Dinner for the Board

The Board voted to hold its annual appreciation dinner for Board members at the Colorado Coal Company in Erie.

12. Adjournment

Michael's motion to adjourn at 7:40 pm was approved. The next meeting will be the Annual meeting to be held at the Erie Community Center in the Mitchell Room starting at 6:30 p.m. on Wednesday, November 17th. The next quarterly Board meeting will be held at 325 Conrad Drive, at 6:30 pm on Wednesday, January 19th, 2011.