

Sunwest Homeowners Association
Board of Directors Meeting
November 17, 2010
6:00 pm
Mitchell Room, Erie Community Center

B o a r d M e e t i n g M i n u t e s

1. **Call to order at 6:10 p.m. 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.
2. **Homeowners Forum**
No homeowners (other than Board members) were in attendance.
3. **October Financials.**
Sandalphon moved to approve the October financial statements. Approved unanimously.
4. **Revised Bylaws.**
Sandy made a motion to approve the revisions to the Bylaws by the Board, so that they may be submitted to the Association members for approval at a later time. Approved unanimously.
5. **Adjournment**
Michael's motion to adjourn at 6:17 pm was approved. The next Board meeting will be held on Wednesday, December 15th, at 325 Conrad Drive.

A n n u a l M e e t i n g M i n u t e s

1. **Call to order at 6:35 p.m. by Michael Lorenzo.** Board 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 were Holly McElhaney and Gary Pahler from CSAMC.
2. **Presentation by Jennelle Freeston from the Town of Erie's Water Quality office.**
3. **Ballots for 2011 Board elections were counted by CSAMC representative Holly McElhaney.**
All of the nominees were elected to serve for 2011. The 2011 HOA Directors are Michael Lorenzo, Kelly Dermody, Joseph Mellblom, Sandalphon, and Kristaphor Shahinian.
4. **Sunwest HOA 2011 Budget.**
Sandalphon handed out revised copies of the 2011 Budget that were updated to show the actual costs for 2011 contracts that were not previously available. The current 2011 HOA budget is posted on the Web site. The good news is that significantly reduced monthly fees for property management will

result in faster growth of the required reserve fund, and may allow for further HOA fee reductions in the future. The 2011 quarterly fees are set at \$140, which is a reduction from the \$145 in 2010.

Sandalphon moved to approve the 2011 Budget. Approved unanimously.

5. Michael Lorenzo gave a retrospective on the history of Sunwest HOA over the past ten years.

6. Adjournment

Michael's motion to adjourn at 7:34 p.m. was approved. The next Board meeting will be held on Wednesday, December 15th, at 325 Conrad Drive.