

**Sunwest Homeowners Association  
Board of Directors Meeting**

*January 21<sup>st</sup>, 2011*

*6:30 pm*

*325 Conrad Drive*

**M i n u t e s**

- 1. Call to order at 6:33pm by Kelly Dermody. Members present were Kelly Dermody, Joe Mellblom, Sandalphon and Kris Shahinian.**
- 2. Homeowners Forum**

No homeowners (other than Board members) were in attendance.
- 3. Approve Minutes from Board of Directors Meeting December 15, 2010:**

Sandy made a motion to ratify the minutes from the previous meeting, seconded by Kelly. Approved unanimously.
- 4. Review December 2010 Financial Statement:**

Delinquent Homeowner cleared small account balances between \$1-\$45 ranges.

Sandy moved to approve the December financial reports, seconded by Joe. Approved unanimously.
- 5. Official Business:**

Panorama Snow Removal missed some parts of the common area sidewalk cleanup and returned to clear snow. Those areas were not included in the original proposal, but the mailboxes were included. Panorama agreed to trade mailboxes for the additional sidewalk areas.

Waste Connections Trash/Recycle 2011 contract was not completed. Waste Connections agreed to \$9/house in a 3 year contract with 3% increase capped in Year 2 and Year 3.
- 6. ACC**

The Board of Directors will receive electronic copies of violation letters for verification. Warning letters were received with no complaints from homeowners.
- 7. Adjournment**

Sandy's motion to adjourn at 6:58 pm was approved. The next Board meeting will be held at 325 Conrad Drive at 6:30 p.m. on February, January 16th.