

Sunwest Homeowners Association
Board of Directors Meeting
February 16th, 2011
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, Kelly Dermody, Joe Mellblom, Sandalphon, Kris Shahinian and Sherry Buchanan (MSI).

2. Homeowners Forum

Homeowner Violation Appeal: Homeowner violation discussed and agreement in place to not block the sidewalk and vehicle can remain in driveway. Michael motioned to approve, Sandy second. Unanimous.

3. Approve Minutes from Board of Directors Meeting January 21, 2011:

Sandy made a motion to ratify the minutes from the previous meeting, seconded by Kelly. Approved unanimously.

4. Review January 2011 Financial Statements:

Sandy moved to approve the January financial reports, seconded by Michael. Approved unanimously.

5. Collections Status:

Collections status reviewed for two homeowners.

Homeowner #1: Motion to move forward with legal to collect long overdue unpaid Association fees. Michael motioned, Sandy seconded. Unanimous.

Homeowner #2: Legal is monitoring foreclosure situation. Homeowner is in foreclosure and has long overdue unpaid Association fees.

6. Property Management Report:

MSI sent requests for copies of lease agreements to homeowners who are renting their property in Sunwest. This is a condition of the CC&Rs Article VIII Section 16.

Representatives from the Board and MSI will meet with All Phase Landscape Inc. on April 1st to discuss landscaping spring startup for Sunwest HOA.

7. Architecture Control Committee (ACC)

No Report

8. New Business

The Board of Directors will review the new CC&Rs and approve the changes prior to releasing to the community. There will need to be 67% homeowner approval for the changes to be binding.

9. Adjournment

Sandy's motion to adjourn at 7:37 pm was approved. The next Board meeting will be held at 325 Conrad Drive at 6:30 p.m. on Wednesday, March 16th. (Next meeting with MSI in attendance is scheduled for May 18th.)