

**Sunwest Homeowners Association
Board of Directors Meeting**

April 20th, 2011

6:30 pm

325 Conrad Drive

M i n u t e s

1. Call to order at 6:34pm by Michael Lorenzo. Members also present were Joe Mellblom, Sandalphon, and Kris Shahinian. Kelly Dermody's proxy held by Sandalphon.

2. Homeowners Forum

No homeowners (other than Board members) present.

3. Approve Minutes from Board of Directors Meeting March 16, 2011:

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

4. Review March 2011 Financial Statement:

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

5. Home Owner Violations:

Board would like to verify that violation process is in effect.

Board would like to modify violation report to include information on when violations are closed.

6. Delinquency Report:

Board would like to verify that MSI is aggressively pursuing delinquent home owners.

7. Architecture Control Committee (ACC)

Paint Colors – the board will consider requesting larger paint samples for borderline colors.

Russian Olives are choking out evergreens on Stockton drive. The board will request that the landscaping company take a look.

8. New Business

Tree Purchase Program - the board will consider participating in the Erie Tree Purchase program for 2012 and Joe Mellblom will lead the initiative.

Split Rail Painting – The board has reviewed the bids from Brown Construction and Rock Property Services. The board will request additional information from both companies and vote upon receiving answers.

18% Late Charge in CC&Rs – The 18% late charge was left out of the SB100 and Rules and Regulations by oversight. Sandy motions to correct the minor oversight, seconded by Michael. Approved unanimously.

Homeowner Letters for CC&R changes – the board will give the homeowners another couple of weeks prior to sending letters to the homeowners that have not responded. The letters will be approved to send on 5/1 and the board will personally go door to door for additional proxies after a second letter mailing is sent out at a later date. Sandy motions to send letters on 5/1, seconded by Michael. Approved unanimously.

9. Adjournment

Sandy's motion to adjourn at 7:34 pm was approved. The next Board meeting will be held at 325 Conrad Drive at 6:30 p.m. on Wednesday, May 18th and MSI will be in attendance.