

**Sunwest Homeowners Association
Board of Directors Meeting**

*May 18th, 2011
6:30 pm
325 Conrad Drive*

M i n u t e s

1. Call to order at 6:32pm by Michael Lorenzo. Members present were Michael Lorenzo, Joe Mellblom, Sandalphon, Kelly Dermody, Kris Shahinian and property manager Sherry Buchanan (MSI).

2. Homeowners Forum

No Homeowner Present.

3. Approve Minutes from Board of Directors Meeting April 20, 2011:

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

4. Review April 2011 Financial Statement:

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

5. Delinquency Report:

There are 4 liens in place in the month of April and 7 homeowners with fees greater than \$900.

6. Property Management Report:

Home inspections completed and report provided to the Sunwest HOA board.

Proxies were mailed to non-responders to approve the changes to the CC&R's.

Swings in Tot Lot in Sanders Circle have been replaced.

Fence staining will begin after the weather improves.

7. Home Owner Violations:

The Sunwest HOA board would like confirmation when violations have been remedied.

8. New Business:

Russian Olives Removal – the Russian olives have been tagged and the cost will go against the grounds maintenance budget. The board has received a bid for removal of the Russian olives including dead material removal and treating the trunks for \$450. Sandy motions to approve the removal with a cap of \$450 on the removal, Joe seconds. 3 board members approve, 1 vote no and 1 abstains. The motion is approved.

Sand Wasps in Sanders Circle Tot Lot – the board has received a bid for removing the sand bees in the Sanders Circle Tot lot for \$195 per treatment by A All Animal Control. The board would like A All Animal Control to come make an assessment of the issue and the board will determine next steps in a subsequent meeting. Sandy motions to have A All Animal Control assess the issue, Kris Seconds. 4 votes yes and 1 vote no. The motion is approved.

ET Manager – the ET manager needs to be modified to accept the signal. The cost will go against the grounds maintenance. Sandy will buy the necessary equipment and repair the ET manager. Sandy motions to have the board approve the repair with the cost not exceeding \$400, Joe seconds, approved unanimously.

Sunwest HOA email frequency – ACC requests are increasing and the homeowners are looking for quick approval on requests. The board would like to confirm that the requests receive an automated email stating requests will be reviewed and approved within 30 days.

9. Architecture Control Committee (ACC)

Basketball hoops in the street – under the covenant and CC&Rs, basketball hoops cannot be in the street. The board discussed two options for this issue – sending a general email to the community regarding children playing in the street or sending a letter directly to the homeowners with basketball hoops. Michael motions for a vote on sending a general email to all homeowners regarding children playing in the street, Sandy seconds, unanimous approval.

Michael motions for a vote on sending a letter directly to the homeowners with basketball hoops, Joe seconds the motion. The vote is 1 – 4 and the motion is denied.

10. Adjournment

Michael's motion to adjourn at 7:39 pm was approved. The next Board meeting will be held at 325 Conrad Drive at 6:30 p.m. on June 15th. The next Board meeting with MSI in attendance will be held on August 17th.