

**Sunwest Homeowners Association**  
**Board of Directors Meeting**  
*September 21<sup>st</sup>, 2011*  
*6:30 pm*  
*325 Conrad Drive*

**M i n u t e s**

**1. Call to order at 6:36pm by Sandy. Members present were Michael, Joe, Sandalphon, and Kelly. Board member not present was Kris. Kris gave his proxy vote to Sandy.**

**2. Homeowners Forum**

No homeowners present (except for Board members).

**3. Approve Minutes from Board of Directors Meeting August 17<sup>th</sup>, 2011:**

Sandy made a motion to ratify the minutes from the previous meeting, seconded by Joe, three approved, one abstained, motion carried.

**4. Review August 2011 Financial Statement:**

Sandy moved to approve the August financial reports, seconded by Kelly, approved unanimously.

**5. Old Business:**

Delinquency Report:

The Board notices a large number of first time late fees for the July HOA assessments. Hopefully this is an anomaly. The Board will continue to monitor the progress of collecting past due amounts.

Violations Report:

There were the usual violations for weeds, lawn maintenance, etc.

Architecture Control Committee (ACC) Report:

No report.

**6. New Business:**

2012 Proposed Budget:

Sandy distributed copies of the proposed 2012 HOA Budget to the Board, along with copies of the 2011 Budget for comparison. The Board noted that the HOA has been impacted financially by a number of foreclosed properties in Sunwest this year. This will result in a reduction in the amount of money that can be put into the reserve fund.

However, the Board feels strongly that the Association fees should not be raised next year. The Board tentatively approved the preliminary budget, pending the final 2012 Budget to be presented at the October Board meeting.

The Board requests a 2012 HOA Budget estimate from MSI for comparison.

**7. Adjournment**

Michael's motion to adjourn at 7:25 pm was approved. The next Board meeting will be held at 325 Conrad Drive at 6:30 p.m. on October 17<sup>th</sup>. The next meeting with MSI will be at the Annual meeting to be held on November 21<sup>st</sup> at the Erie Community Center Mitchell Room.