

Sunwest Homeowners Association
Annual Meeting
November 21st, 2011
6:00 pm
Mitchell Room, Erie Community Center, 450 Powers Street

M i n u t e s

1. Call to order at 5:59 pm by Michael. Board Members present were Michael, Joe, Sandalphon, and Kris. Board member not present was Kelly. Kelly gave his proxy vote to Sandy.

2. Homeowners Forum

The one homeowner in attendance not on the Board, or running for a position on the Board, was asked her opinion of why there might be such a low turnout. She suggested that the homeowners would turn up if they were upset at the Board, and the lack of turnout probably means we are doing an OK job.

3. Approve Minutes from Board of Directors Meeting October 17th, 2011:

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

4. Approve October 2011 Financial Statement:

Sandy made a motion to approve the October financial statements, seconded by Joe, approved unanimously.

5. Old Business:

Ratify 2012 Budget:

Sandy announced the 2012 quarterly assessments would remain at \$140.00. He gave an outline of the 2012 Budget detailing the major expenditures and the goals for adding to the reserve fund. The Board intends to add a minimum of \$10,000 per year to the reserve fund in order to be able to pay for major repairs such as the replacement of the perimeter fences by 2022. Sandy made a motion to approve the 2012 Budget, seconded by Michael, approved unanimously.

Ratify new HOA Documents:

Homeowners voted overwhelmingly for the new revised CC&Rs and Bylaws (92% for, 8% against). Sandy made a motion to approve the revised CC&Rs and Bylaws, seconded by Joe, approved unanimously.

Ratify the 2013 Nominating Committee:

The 2013 nominating committee collects nominations for Board positions for the 2013 year (election to be held at the November 2012 Annual meeting). Joe, Michael, and Sandy were nominated to serve on the committee. Sandy made a motion to approve the nominations, seconded by Kris, approved unanimously.

6. New Business:

Vote to Approve Second Warning Letter for CC&R violations:

Sandy discussed adding a second warning letter so that the first warning letter (the friendly reminder) would not have to mention the threat of a fine. If the violation is not corrected then a second warning letter goes out with a warning of a fine. Michael made a motion to approve the second warning letter, seconded by Sandy, approved unanimously.

Election of 2012 Board Members (supervised by Christopher Alcon, community manager, MSI LLC):

Christopher read the tally of the votes for the 2012 Board of Director positions. All five of the candidates were elected unanimously. The 2012 Board of Directors has the following members: Thomas Brady, Michael Lorenzo, Joseph Mellblom, Sandalphon, and Kristaphor Shahinian. The 2012 officers will be elected by the Board at the December Board meeting.

7. Adjournment

Michael's motion to adjourn at 6:33 pm was approved. The next Board meeting will be held at 325 Conrad Drive at 6:00 p.m. on December 19th.