

Sunwest Homeowners Association
Board of Directors Meeting
December 19th, 2011
6:00 pm
325 Conrad Drive

M i n u t e s

1. Call to order at 6:02 p.m. by Michael. Members present were Michael, Tom, Joe, Sandy, and Kris.

2. Homeowners Forum

No homeowners other than Board members were present.

3. Ratify Minutes from Annual Meeting November 21st, 2011:

The minutes from the 11/21/2011 meeting were not ready. They will be sent out to the Board for approval by email during the next week.

4. Ratify November 2011 Financial Statement:

November financials contain a number of delinquencies that will be discussed in new business. Sandy moved to approve the November financials, seconded by Michael, passed unanimously.

5. Old Business:

Legal Report:

The board will request an updated legal report from HindmanSanchez.

Delinquency Report:

The Board will request a transcript of two homeowner accounts from MSI to audit the delinquency process.

Violations Report:

Sandy pointed out a number of trash can violations that were dated on Wednesdays. Since homeowners have 24 hours before and after trash pickup to have their trash containers visible from the street any violations dated on a Wednesday must be in error. The Board will ask MSI to remove those violations from the record.

Architecture Control Committee (ACC) Report:

No report.

6. New Business:

Winter Newsletter:

Sandy asked for ideas for content for the winter newsletter. Suggestions for putting away basketball hoops, shoveling snow off sidewalks, dog doo on sidewalks, and holiday decorations were put forward.

Small Delinquent Accounts:

The Board will ask MSI if there can be a lower limit, below \$50, before starting the AR processing. Currently MSI charges the HOA \$15 per month for each delinquent account. Five of those accounts have balances less than \$50. Kris moved to waive the small account balances less than \$50 if MSI is unable to have a lower limit for the AR processing, seconded by Sandy, approved unanimously.

Elections for 2012 Officers:

The offices of president, treasurer, and ACC chair will remain with Michael Lorenzo, Sandalphon, and Joseph Mellblom respectively. Kristaphor Shahinian is the 2012 vice-president, and Thomas Brady is the 2012 secretary. Sandy moved to approve the above officer positions for 2012, seconded by Tom, approved unanimously. Tom will also join the ACC (Architecture Control Committee) for 2012, along with Kelly Dermody, Joe, Sandy, and Kris.

7. Adjournment

Michael's motion to adjourn at 6:34 p.m. was approved. The next Board meeting will be held at 325 Conrad Drive at 6:00 p.m. on January 16th. The next Board meeting with MSI in attendance will be on March 19th.