

Sunwest Homeowners Association
Board of Directors Meeting
Monday, January 16, 2012
6:00 pm
325 Conrad Drive

HOA MINUTES

1. Call to Order

- The January Board of Directors meeting was called to order at 6:04PM by Michael
- Parties present were Amelia Adair (representing HindmanSanchez P.C.) and Board members Michael, Tom, Joe, Sandy, and Kris.

2. Homeowners Forum

- No homeowners other than Board members were present

3. Ratify Minutes from Meeting on December 19th, 2011:

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

4. Ratify December 2011 Financial Statements:

- Minor billing error made by MSI, brought to account manager's attention and awaiting correction
- Sandy moved to approve December 2011 financials, seconded by Michael, approved unanimously

5. Old Business

Legal Report / Delinquencies:

- Amelia Adair from HindmanSanchez P. C. introduced herself
- Amelia Adair led a general legal discussion and provided process maps for Judicial Foreclosure Process, Public Trustee Foreclosure Process, Stages of a County Court Lawsuit for Delinquent Assessments and timeline of Time Frames in the Collections Process
- Board requested brief overview of top delinquent accounts
- The Board felt it would be beneficial to have Amelia Adair meet with our community manager, Christopher Alcon, from MSI and requested she return for March Board meeting

Architecture Control Committee Report:

- Board confirmed approval of recent homeowner request to install rooftop solar panels

6. New Business

- Board learned of a delinquent account that that met criteria for MSI to send to HindmanSanchez P. C. to proceed with collections, but was not sent over
- Discussed sending reminder to MSI about what criteria triggers MSI to send delinquencies to HindmanSanchez P. C.
- Board will also request a copy of delinquent accounts from MSI to audit if others were missed

7. Adjournment

- Sandy's motion to adjourn at 7:00 PM was approved.
- The next Board meeting will be held at 325 Conrad Drive at 6:00PM February 20th 2012
- The next Board meeting with MSI in attendance will be on March 19th 2012