

# Sunwest Homeowners Association

## Board of Directors Meeting

Monday, July 16<sup>th</sup> 2012

6:00 pm

325 Conrad Drive

### HOA MINUTES

#### 1. Call to Order

- The July Board of Directors meeting was called to order at 6:06 PM by Kris.
- Parties present were Board members: Joe, Kris, Tom and Sandy. Michael had prearranged proxy to Sandy.

#### 2. Homeowners Forum

- No homeowners other than Board members were present.

#### 3. Ratify Minutes from June 2012 Meeting

- Sandy motioned to ratify minutes from the previous meeting, seconded by Kris, approved unanimously.

#### 4. Ratify June 2012 Financial Statement

- After a brief review, Sandy moved to approve June financials, seconded by Tom, approved unanimously. The HindmanSanchez retainer was voted off during last month's HOA meeting, therefore June should be the last month invoiced for it.

#### 5. Old Business

##### Legal Report / Delinquencies

- The Board of Directors reviewed a delinquent account of a homeowner who has been unresponsive to contact by MSI (property management company) and HindmanSanchez (HOA attorneys). The discussion warranted more information, so HindmanSanchez will be requested to attend the August Board meeting.

##### MSI Action Items

- Low hanging branches – *mentioned in recent Sunwest HOA Newsletter* – continue to be a concern. Board members will again requested MSI incorporate into the violations review process.
- HOA Board has requested that the CC&R (Covenants, Conditions and Restrictions) Violations Report provided by MSI include more detail on lawn maintenance infringements. The objective is to gather additional data to reduce unnecessary notices to Sunwest homeowners, while still maintaining accountability for valid concerns.

##### Tot Lot Maintenance

- We are happy to announce that damaged/missing bolts at both Sunwest Tot Lots have been repaired. In addition, the wasp traps have cleared and refuelled.

##### Landscaping Repair

- Quotations for repair to landscaping around the Sunwest monuments at the Erie Parkway entrance seem high. HOA will request additional quotes from other Landscape businesses.

#### 6. New Business

##### Neighborhood Watch Update

- The vote for the proposed Neighborhood Watch signs has been delayed until the next Board meeting.

##### Block Party

- Tom presented a proposal for an August 18th Sunwest Block Party. With volunteers, collaboration with local first responders, some sponsors and ideas for the event well underway, we expect an excellent opportunity to meet new and existing members of our community with like-minded interests and have a great time. Sandy motioned to approve a budget of \$100, seconded by Joe approved unanimously.

#### 7. Adjournment

- Kris motioned to adjourn and was approved at 7:32 PM.
- The next Board meeting will be held at 325 Conrad Drive at 6:00PM on August 20<sup>th</sup> 2012.
- The next Board meeting with MSI in attendance will be on August 20<sup>th</sup> 2012.