

Sunwest Homeowners Association
Board of Directors Meeting
Monday, August 20th 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 Michael.
- Parties present were Board members: Sandy, Michael, Tom and Joe. Kris was absent and had prearranged proxy to Tom. Additional parties present were Chris from MSI and Stephanie from HindmanSanchez.

2. Homeowners Forum

- No homeowners other than Board members were present.

3. Ratify Minutes from July 2012 Meeting

- Two items (landscape repair quotes and Neighborhood Watch signs) from previous meetings did not make it to the agenda and will be added to the next meeting agenda.
- Sandy motioned to ratify minutes from the previous meeting, seconded by Joe, approved unanimously.

4. Ratify July 2012 Financial Statement

- After a brief review, Sandy moved to approve June financials, seconded by Tom, approved unanimously.

5. Old Business

CC&R Violations Report

- The Board of Directors reviewed CC&R (*Covenants, Conditions and Restrictions*) violations with Chris (MSI) and found the recent addition of more details for lawn maintenance infringements satisfactory.

Block Party

- Board members shared thoughts about the success of the Block Party. Cost was just under budget and receipts will be submitted to MSI. We thank the volunteers for donating their time and items to make this event possible. The Board is interested in having another social event like this next year and will begin planning in June of 2013.

Legal Report / Delinquencies

- Stephanie introduced herself as Sunwest HOA's new legal contact from HindmanSanchez.
- We reviewed the judicial process for collections and other legal activities.
- The Board of Directors, Chris (MSI) and Stephanie (HindmanSanchez) discussed legal options for specific delinquent accounts.

6. New Business

Excel Energy

- No further discussion for Excel Energy was necessary and the topic was closed.

Newsletter Advertisement

- When working with Blackjack Pizza for the Block Party, they had offered special discounts if Sunwest advertised for them in the Newsletter. The Board of Directors briefly discussed the PROS/CONS and concluded that it would not be fair to other persons/vendors who have requested this in the past. Sunwest will decline Blackjack Pizza's request at this time.

7. Adjournment

- Tom motioned to adjourn and was approved at 7:43 PM.
- The next Board meeting will be held at 325 Conrad Drive at 6:00PM on September 17th 2012.
- The next Board meeting with MSI in attendance will be the Sunwest annual meeting (TBD)