

Sunwest Homeowners Association

Board of Directors Meeting

Monday, September 17th 2012

6:00 pm

325 Conrad Drive

HOA MINUTES

1. Call to Order

- The September Board of Directors meeting was called to order at 6:05 PM by Tom.
- Parties present were Board members: Sandy, Kris and Tom. Having prearranged proxy to Sandy, Michael (email) and Joe (verbal to Sandy) were absent.

2. Homeowners Forum

- No homeowners other than Board members were present.

3. Ratify Minutes from August 2012 Meeting

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

4. Ratify August 2012 Financial Statement

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

5. Old Business

Legal Report / Delinquencies

- Stephanie will be replaced by Jeff Smith as attorney from HimanSanchez for our Sunwest. The HOA will invite Jeff to the October board meeting for introductions.
- We are happy to report delinquencies are lower than usual for the month of August.

CC&R Violations Report

- No notable infractions.

Landscape Repair Quotes (deferred from previous meeting)

- Due to high repair quotes, Sandy made motion to revisit this in spring of 2013, seconded by Kris, unanimously approved.

Neighborhood Watch Sign Proposal (deferred from previous meeting)

- Tom made the motion to use up to \$55 to post a sign at the Sanders Circle Toddler lot, seconded by Kris, and passed with a 3-2 vote.

Annual Meeting

- The Sunwest Annual meeting has been scheduled for November 19th of 2012 at the Erie Community Center in the Lehigh Multi-Purpose Room

6. New Business

Preliminary 2013 Budget

- A budget item for Homeowner Functions in August of 2013 was the only area of concern of the proposed 2013 budget by some of the Board members. After deliberations, Kris made the motion to approve the item as is – knowing we could revisit the budget for this event based on RSVP. Seconded by Tom and passed 3-2 vote.
- After extensive review, Sandy made the motion to approve the preliminary budget, seconded by Kris, approved unanimously.
- Final budget will be voted in at the October HOA Board meeting.
- Great news! This is on track of being the 3rd year in a row that Sunwest HOA can keep its HOA dues at the previous year.

Review bids for 2013 landscaping and snow removal

- The Sunwest Board reviewed landscaping bids. Sandy volunteered to contact a competitor and request a new quote with our exact services, and compare to our existing carrier.
- Of the snow removal quotes, none of the competitor to our current carrier offers 'per push' pricing – only 'per hour'. Sandy will contact one of the competitors, and find out if they do 'per push' pricing to get an updated quote.
- Actual landscaping and snow removal bids will be voted on at the October HOA Board meeting.

7. Adjournment

- Tom motioned to adjourn and was approved at 7:20 PM.
- The next Board meeting will be held at 325 Conrad Drive at 6:00PM on October 15th 2012.
- The next Board meeting with MSI attending will be the Sunwest annual meeting (November 19th 2012).