

**Sunwest Homeowners Association**  
**Board of Directors Meeting**  
*Monday, October 15<sup>th</sup> 2012*  
*6:00 pm*  
*325 Conrad Drive*

**BOARD MEETING MINUTES**

- **Call to Order**  
The October Board of Directors meeting was called to order by Kristaphor at 6:04 p.m.  
Parties present were Board members Sandy, Joe and Kris. Michael and Tom were absent. Michael gave his proxy vote to Sandy. Tom gave his proxy vote to Kris.
- **Homeowners Forum**  
No homeowners other than Board members were present.
- **Ratify Minutes from September 17<sup>th</sup> 2012 Meeting**  
Sandy made a motion to ratify the minutes from the previous meeting, seconded by Kris, approved unanimously.
- **Ratify September 2012 Financial Statement**  
Sandy moved to approve September 2012 financials, seconded by Kris, approved unanimously.
- **Old Business**
  - **Legal Report / Delinquencies**  
Sunwest HOA has a new attorney from HindmanSanchez, Jeff Smith.
  - **CC&R Violations Report**  
Mostly trash can violations in September.
  - **Architecture Control Committee Report**  
No requests pending.
  - **Service Contracts for 2013**  
The service contracts for property management by MSI, landscaping by All Phase, and snow removal by Panorama were reviewed. Sandy moved to approve these contracts for 2013, seconded by Joe, approved unanimously.
  - **Neighborhood Watch Sign Update**  
Kris says Tom ordered the sign. It will be posted at the Sanders Circle Tot Lot.
- **New Business**
  - **2013 Final Budget**  
The 2013 budget is essentially the same as the preliminary budget approved in September. There were no changes in the 2013 contract prices. Sandy moved to approve the 2013 budget, seconded by Kris, approved unanimously.
  - **Annual Meeting Letter to Homeowners**  
The Board reviewed the letter to homeowners to announce the 2012 Annual meeting, budget ratification, and election of 2013 Board members. Sandy moved to approve the letter, seconded by Kris, approved unanimously.
  - **Nominating Committee**  
Sandy moved to retain the current members of the Nominating committee for 2013 (namely Michael, Joe, and Sandy), seconded by Joe, approved unanimously.
- **Adjournment**  
Kris's motion to adjourn at 6:21 p.m. was approved.  
The next Board meeting will be at the Annual meeting held at the Lehigh Room, Erie Community Center, refreshments at 5:30 p.m., meeting starts at 6:00 p.m. November 19<sup>th</sup> 2012.  
The next Board meeting with MSI in attendance will be on November 19<sup>th</sup> 2012.