

Sunwest Homeowners Association

Annual Meeting

Monday, November 19th 2012

6:00 pm

Lehigh Room, Erie Community Center

HOA MINUTES

1. Call to Order

- The Annual Sunwest HOA meeting was called to order at 6:02 PM by Michael.
- Parties present were Board members: Joe, Michael, Sandy, Kris and Tom. Home owner Margaret and MSI account representative Chris were also present.

2. Homeowners Forum

- No homeowner forum topics were discussed.

3. Ratify Minutes from October 2012 Meeting

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

4. Ratify October 2012 Financial Statement

- It was noted the concrete under the gazebo at the Sanders Circle tot-lot might need repairs. The Board will review options and associated cost to repair/address the issue after winter weather (likely March 2013 HOA meeting).
- After a brief review, Sandy moved to approve October financials, seconded by Kris, approved unanimously.

5. Old Business

Legal Report / Delinquencies

- The October 31st report of delinquencies is higher than previous month. Board members reviewed timing of notifications and fees to delinquent accounts, as outlined by Rules and Regulations, with MSI account manager Chris.
- Chris (MSI account manager) notified the board that Jeff Smith (HimanSanchez attorney) was working with a homeowner to resolve an overdue account.

CC&R Violations Report

- Brief discussion of common violations ensued. Nothing out of the ordinary was discovered.

Architecture Control Committee (ACC) Report

- Nothing new to report.

6. New Business

Ratification of 2013 Budget

- Sandy motioned to ratify the 2013 budget (finalized October 2012), seconded by Kris, and approved unanimously.

Election of 2013 Board Members

- Election was chaired by Chris (MSI). All 5 (five) current Sunwest Board members were re-elected.

7. Adjournment

- Tom motioned to adjourn and was approved at 6:45 PM.
- The next Board meeting will be held at 325 Conrad Drive at 6:00PM on December 17th 2012.
- The next Board meeting with MSI attending will be February 18th 2013.