

Sunwest Homeowners Association
Board of Directors Meeting
Monday, January 21st 2013
6:00 pm
325 Conrad Drive

BOARD MEETING MINUTES

- **Call to Order**
The January Board of Directors meeting was called to order by Kristaphor at 6:01 p.m.
Members present were Sandy, Joe, Kris and Michael. Tom was absent but gave his proxy vote to Kris.
- **Homeowners Forum**
No homeowners other than Board members were present.
- **Ratify Minutes from December 17th 2012 Meeting**
Sandy made a motion to ratify the minutes from the previous meeting, seconded by Joe, approved unanimously.
- **Ratify December 2012 Financial Statements**
Sandy moved to approve December 2012 financials, seconded by Kris, approved unanimously.
- **Old Business**
 - **Legal Report / Delinquencies**
Board will request status on foreclosure action on extremely delinquent account from HindmanSanchez.
 - **CC&R Violations Report**
Mostly trash can violations in December. Board will investigate the option of going to covered recycling containers during the next round of bids for the 2014 service contracts.
 - **Architecture Control Committee Report**
No requests pending.
 - **Status Report on Stolen Backflow Valves**
Kris reported that Erie PD returned the stolen backflow valves to Chris Alcon of MSI. Chris will deliver the valves to All Phase. Board will direct All Phase to test the valves to determine if they are still working properly.
 - **Results from Visit to Town of Erie Community Development Office Regarding Sunwest North**
The Town of Erie is determined to install a foot bridge over the ditch at the Sanders Circle Tot Lot. Since the bridge was included in the original landscaping plans for that Tot Lot, it seems we cannot stop it from going in.
- **New Business**
 - **Repair of Backflow Valves**
Michael moved to approve purchasing quick disconnects for the backflow valves to be installed by All Phase, and to replace the existing valves if they are damaged. Seconded by Kris, approved unanimously. The Board will direct MSI to inform All Phase to proceed accordingly.
- **Adjournment**
Kris's motion to adjourn at 6:40 p.m. was approved.
The next Board meeting will be at 325 Conrad Drive starting at 6:00 p.m. February 18th 2013.
The next Board meeting with MSI in attendance will be on February 18th 2013.