

Sunwest Homeowners Association

Board of Directors Meeting

Monday, February 18th 2013

6:00 pm

325 Conrad Drive

HOA MINUTES

1. Call to Order

- The December Board of Directors meeting was called to order at 6:12 PM by Tom.
- Parties present were Board members: Sandy, Tom, Joe and Michael. Kris was absent and had arranged to proxy his vote to Tom.

2. Homeowners Forum

- No homeowners other than Board members were present.

3. Ratify Minutes from January 2013 Meeting

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

4. Ratify January 2013 Financial Statement

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

5. Old Business

Legal Report / Delinquencies

- Sandy relayed information from an email sent by Sunwest's attorney, providing an update on a specific delinquent account

CC&R Violations Report

- The Board of Directors briefly reviewed violations report. Nothing unusual to report.

Architecture Control Committee (ACC) Report

- A recent fence build request was mentioned, but the application was deferred back to the homeowner due to missing drawings.
- Sandy motioned to nominate Michael to the Architectural Control Committee

6. New Business

Status report on Sunwest stolen backflow valves

- The backflow valves were picked up by All Phase from Chris [MSI], who will keep them until they are ready to turn the irrigation on again. All Phase collected the third one of site as well. They will install them with the union attachments this spring so they can be removed again in the fall.

Issues with Sunwest North (use of name and building bridge on our property)

- Sandy motioned to email all Board members two letters from HimanSanchez and a proposed response from Sunwest so Board members can review the documents for approximately one week. Unless challenged by one or more Board members via email response, all three documents will be posted on the Sunwest HOA website. If challenged by one or more HOA Board members, the documents will not be posted online, but instead be reviewed and voted on in person at the next monthly Sunwest HOA meeting. Seconded by Tom and approved unanimously.

7. Adjournment

- Michael motioned to adjourn and was approved at 7:09 PM.
- The next Board meeting will be held at 325 Conrad Drive at 6:00PM on March 18th 2013.
- The next Board meeting with MSI attending will be March 18th 2013.