

**Sunwest Homeowners Association**  
**Board of Directors Meeting**  
*Monday, September 16<sup>th</sup> 2013*  
*6:00 pm*  
*325 Conrad Drive*  
**HOA MINUTES**

**1. Call to Order**

- The September Board of Directors meeting was called to order at 5:58 PM by Sandy.
- Parties present were homeowners and Board members Sandy, Joe and Tom. Kris and Michael were unable to attend, but arranged proxy votes to Tom and Sandy before the meeting.

**2. Homeowners Forum**

- No homeowners other than Board members were present.

**3. Consent Agenda Items**

- After brief review of previous month's minutes, financials, delinquencies, legal report and violations, Sandy made the motion to approve consent agenda items, seconded by Joe, approved unanimously.

**4. Old Business**

**Architecture Control Committee (ACC) Report**

- Board members discussed various minor concerns and pending ACC requests. One pending request is awaiting homeowner to provide more details about the desired landscape change.

**5. New Business**

**Cost to replace perimeter fence**

- Members looked at demo plastic/trex like sample pieces and went over rough material cost estimates of different options (plastic EPS, trex, vinyl and wood). Non-wood materials appear to cost 3 times more at minimum. Board members had split opinions about the choice of a future replacement material at this time.

**Cost to paint perimeter fence**

- After review of 4 proposals to paint the entire perimeter fence, a vote delay to the October Sunwest meeting was requested so more Board members would be present to further discuss.

**Preliminary draft of 2014 budget**

- Sandy shared his draft 2014 proposed budget with the group.
- Tom motioned to increase the Block Party budget (August 2014) from \$160 to \$200. Joe seconded the motion, which was passed unanimously.
- The Board discussed vendors up for renewal of services. Board members expressed they were satisfied with all vendors, except snow removal. Sandy motioned to move snow removal to All Phase – our current landscape service company, seconded by Joe, approved unanimously. Since All Phase is already our landscape carrier, adding snow removal was quoted very competitively.

**Annual meeting time, date and location**

- The Annual Sunwest Homeowner meeting is scheduled on November 18<sup>th</sup> 2013 at 6:00PM located at the Erie Community Center in the Lehigh room.

**6. Adjournment**

- Tom motioned to adjourn and was approved at 7:11 PM.
- The next Board meeting will be held at 325 Conrad Drive at 6:00PM on Oct 21<sup>st</sup> 2013.
- The next Board meeting with MSI attendance will be the Sunwest Annual meeting on Nov 18<sup>th</sup> 2013 (ECC Lehigh room)