

Sunwest Homeowners Association
Board of Directors Meeting
Monday, December 16th 2013
6:00 pm
325 Conrad Drive

BOARD MEETING MINUTES

- **Call to Order**

The December Board of Directors meeting was called to order by Michael at 6:03 p.m.

Other members present were Sandy, Joe, Tom and Kris. Jeff Smith from HindmanSanchez was also in attendance.

Tom gave the Board his resignation letter since he is moving out of the Sunwest neighborhood. The Board thanked him for his service to the community, and is sorry to see him leave. Tom left the meeting so the following votes were among Michael, Kristopher, Joe, and Sandy.

- **Homeowners Forum**

No homeowners other than Board members were present.

- **Consent Agenda Items**

After a brief review of the November minutes, financials, delinquencies, legal report and violations, Sandy made the motion to approve the consent agenda items, seconded by Michael, approved unanimously.

- **Old Business**

- **Architecture Control Committee Report**

Joe wants Christopher Alcon to be more vigilant for items stored in yards in sight of the street.

- **Jeffrey Smith of HindmanSanchez to Discuss Delinquent Accounts**

Jeff discussed the status of the three largest delinquent accounts. It appears that all three accounts are in the process of being resolved, which is good news for the Association.

- **New Business**

- **Board Vote to Approve Revised Collection Policies & Procedures**

Colorado law now requires HOAs to offer payment plans to delinquent accounts before turning those accounts over to an attorney or collections agency. This was our unwritten policy, but it is now required to be documented by the HOA. A copy of the new document was presented to the Board. Sandy motioned to approve, seconded by Kris, approved unanimously. The new document will be posted on the Sunwest HOA Web site on the Documents page.

- **Board Vote to Elect Officers for 2014**

Michael motioned to nominate Sandy for the vacant Secretary position as well as to continue on as Treasurer. Seconded by Joe and approved unanimously. Sandy motioned to continue the other 2013 Officer positions for 2014, seconded by Kris, approved unanimously. The 2014 Sunwest HOA Officers are:

President – Michael Lorenzo

Vice-president – Kristaphor Shahinian

Secretary/Treasurer – Sandalphon

ACC Chairman – Joseph Mellblom

Due to the even number of Board members, the Board voted to use the following procedure for a split vote: After a 48 hour cooling-off period the Board will hold a second vote on the motion. If the vote remains split, the motion will fail.

The ACC will use the following procedure for a split vote: After a 48 hour cooling-off period the ACC will hold a second vote. If the vote remains split, the ACC will approve the ACC request.

- **Adjournment**

Michael's motion to adjourn at 6:56 p.m. was approved.

The next Board meeting will be on January 20th, 2014.

The next Board meeting with MSI in attendance will be on March 17th, 2014.