

Sunwest Homeowners Association
Board of Directors Meeting
Monday, July 21st 2014
6:00 pm
325 Conrad Drive

BOARD MEETING MINUTES

- **Call to Order**

The July Board of Directors meeting was called to order by Kristaphor at 6:02 p.m.

Other members present were Sandy, and Joe. Michael was absent and did not assign a proxy.

Homeowners present were Donna El-Hehiawy, Linda Green, Laura Kester, Michelle Lonsinger, Rique George, and Fiona Vickers.

- **Homeowners Forum**

Rique George presented a complaint to the Board regarding actions by Michael Lorenzo that resulted in a warning by Erie Police for shooting a BB-rifle, followed by a ticket from Erie Police for repeating the BB-rifle shooting offence. The Board will take this under advisement and are waiting to hear Michael's side of the story. Michelle Lonsinger also expressed concern about Michael's actions as a representative of Sunwest HOA.

Donna El-Hehiawy expressed concerns about the residents of Sunwest North using the Sanders Circle Tot Lot. The Board mentioned that the Tot Lot Rules state the Sunwest HOA Tot Lots are for the use of Sunwest residents and their guests. However, there is no way we can enforce that, and there is some use of neighboring Tot Lots among the various subdivisions in Erie, including by some of our own residents. Donna also asked about replacing the sand in the Tot Lots with rubber that will not be infested by sand wasps. The Board will get estimates on the cost of replacing the sand with rubber granules and will discuss it at the next Board meeting.

Linda Green said the rabbit population is out of control. She is using a solution of ¼ teaspoon ghost pepper in a Super-Soaker to spray the rabbits. It does reduce the numbers in her yard somewhat. She mentioned that the rabbits are territorial and that it will take an effort by many residents of Sunwest to make a significant reduction in the numbers of rabbits. Linda also suggested replacing some of the trees that died and were removed but not replaced along Erie Parkway to help with noise abatement from traffic.

Laura Kester discussed methods she has used to block rabbits from entering her back yard, and especially under the deck where they will breed. She suggested sending out an email to Sunwest residents with suggestions about what is working to keep rabbits away. She also mentioned the reports of diseases carried by rabbits in the news lately.

- **Consent Agenda Items**

After a brief review of the June minutes, financials, delinquencies, legal report and violations, Sandy motioned to approve the consent agenda items, seconded by Kris, approved unanimously.

- **Old Business**

- **Architecture Control Committee Report**

- No business to discuss.

- **New Business**

- **Board Vote to Remove Michael Lorenzo from the Office of President**

- Kristaphor made the motion to remove Michael Lorenzo from the office of president, seconded by Sandy, approved unanimously.

- **Board Vote to Elect Joseph Mellblom to the Office of President for the Remainder of the 2014 Term**

- Kristaphor made the motion to elect Joseph Mellblom to the office of president for the remainder of the 2014 term, seconded by Sandy, approved unanimously.

- **Discussion of Sand Wasps at Sanders Circle Tot Lot**

- This was discussed at some length during the Homeowners Forum. The Board will get an estimate of the cost to replace the sand with rubber. The Board will send out a survey to Sunwest homeowners asking for their priorities regarding Tot Lots, Trees for noise abatement, and pest removal services, and how much residents would be willing to pay in quarterly dues increases to make those things happen.

- **Discussion of Using Professional Pest Removal Service to Reduce Rabbit Population**

- Sandy got an estimate from Animal & Pest Control Specialists. They reduced the rabbit population by 70% to 75% at Wildgrass Townhomes in Broomfield (according to the HOA's property management company). The cost was \$2,500 per month for several months. This would require an increase in the quarterly dues by \$15 (from \$140 to \$155) not

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counting any other additional expenses like resurfacing Tot Lots or adding trees. This question will go out with the survey mentioned above for the Tot Lots.

Discussion of Summer Social Event for Sunwest

Donna El-Hehiawy volunteered to organize a summer event this year. Sandy will ask the local pizza places for significant discounts to provide pizza for the event. Homeowners who volunteer their services can be reimbursed for the cost of their supplies, such as the ever-popular face painting (limited by the \$200 allocated for this event in the 2014 Budget). The tentative date for the event is Saturday, August 23rd. Please contact Donna if you can help with the activities. Or send an email to president@sunwest-hoa.org and we will get you in touch with Donna.

Kristaphor Shahinian is Moving

Kristaphor is moving out of Sunwest on July 24th and he submitted his letter of resignation from the Board effective on that date. Kristaphor has served the Sunwest community for many years now and we are sorry to see him go. He has our best wishes for his new home.

- **Adjournment**

Joe's motion to adjourn at 7:15 p.m. was approved.

The next Board meeting will be on August 18th, 2014.

The next Board meeting with MSI in attendance will be on August 18th, 2014.