

Sunwest Homeowners Association
Board of Directors Meeting
Monday, August 18th 2014
6:00 pm
325 Conrad Drive

BOARD MEETING MINUTES

- **Call to Order**

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

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

Homeowners present were Michelle Lonsinger, and Luke Wieczorek. Christopher Alcon from MSI property management company was also in attendance.

- **Homeowners Forum**

No business.

- **New Business**

- **Board Vote to install Michelle Lonsinger and Luke Wieczorek as Directors on the Board to fill the two vacancies for the remainder of the 2014 term**

Sandy made the motion, seconded by Joe, approved unanimously.

- **Consent Agenda Items**

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

- **Old Business**

- **Architecture Control Committee Report**

ACC will meet immediately after this Board meeting to discuss a request for solar panels on rooftop.

- **Discussion of Rabbit Issues and Mitigation**

Sandy reported the theft of a Havahart trap used for rabbit removal. The good news is the use of the #1079 Havahart trap with the proper bait (pieces of apple, carrot, lettuce, and banana) is very successful at trapping rabbits.

- **Discussion of Sunwest Summer Block Party on August 23rd from 4 to 7 p.m.**

Sandy reported the invitations were delivered to the doors of the residents of Sunwest, and signs were posted at the Tot Lots. Domino's Pizza is sponsoring the pizza which will be put out at 5:00 p.m. H&R Block is sponsoring the drinking water and face painting supplies. Soda and popsicles will also be provided while supplies last. Residents are encouraged to stop by to socialize while the kids play. Erie Police and Mountain View Fire Rescue will stop by as their schedule permits.

- **Discussion of Sand Wasps in the Tot Lots**

Christopher reported one bid from Animal & Pest Control Specialist to remove the sand wasps using tarps and closing the Tot Lots for two days at a cost of \$500 per Tot Lot. Christopher is still waiting for a bid from AO Animal Control. Sandy suggested using a non-toxic to animals diatomaceous earth (DE) food grade to kill the sand wasps. The other Board members will look into the feasibility of using DE in the Tot Lots. Christopher is still waiting on cost estimates to replace the sand in the Tot Lots with rubber granules. He will also look at cost and safety of pea gravel instead of rubber granules.

- **Discussion of Safety Issue at Sanders Circle Tot Lot**

A homeowner reported a concern about the safety of an opening in the mini-slide at the Sanders Circle Tot Lot. The Board does not consider this to be a safety issue since the fall height from that opening is well within the safe fall height for the amount of sand in that location. Also, children use that opening frequently to enter and exit the platform of the mini-slide, and have done so for the past 16 years without an injury.

- **Discussion of Erie Planning Commission Meeting on September 3rd**

Sandy reported the next meeting of the Erie Planning Commission is scheduled for September 3rd at 6:30 p.m. located at the Board room, Erie Town Hall, 645 Holbrook, Erie, CO 80516. The Ranchwood Minor Subdivision will be presenting a sketch plan of their proposed subdivision to the Planning Commission. No public comment will be

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allowed at the meeting, but the public can attend the meeting. Members of Sunwest should attend the meeting to verify what Ranchwood Minor Subdivision is presenting to Erie, and to show that we are concerned about the proceedings by having a presence at that meeting.

- **Adjournment**

Joe's motion to adjourn at 7:11 p.m. was approved.

The next Board meeting will be on September 15th, 2014.

The next Board meeting with MSI in attendance will be on November 17th, 2014 (the Annual meeting).