

Sunwest Homeowners Association
Board of Directors Meeting
Monday, September 15th 2014
6:00 pm
325 Conrad Drive

BOARD MEETING MINUTES

- **Call to Order**

The September Board of Directors meeting was called to order by Joseph at 6:04 p.m. Other members present were Sandy, Michelle, and Luke. Michael was absent and did not assign a proxy. Homeowner present was Duncan Morel.

- **Homeowners Forum**

No business.

- **Consent Agenda Items**

After a brief review of the August 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 replacement windows.

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

All Animal Control of Denver treated the Tot Lots on September 2nd. The number of sand wasps appears to be significantly reduced. We will keep an eye on the situation this fall.

- **New Business**

- **Discussion of Bids for 2014/2015 Landscaping services and Snow Removal services, and vote to choose the winning bids**

Sandy reviewed the details of the landscaping/grounds maintenance bids by All Phase Landscaping and by Panorama Coordinated Services. Sandy reviewed the details of the snow removal bids by All Phase Landscaping and by Panorama Coordinated services. Michelle made a motion to accept the landscaping/grounds maintenance bid from All Phase and to accept the snow removal bid from Panorama, seconded by Joe, approved unanimously.

- **Discussion of preliminary 2015 Budget for Sunwest HOA**

Sandy reviewed the details of the proposed 2015 Budget and explained the math behind the estimated amounts. The good news is the Budget should allow for the necessary \$10,000 annual contribution to the Reserve Fund while keeping the HOA quarterly fees at the current \$140 per quarter. The Board is generally in agreement with the proposed 2015 Budget. This may be amended if the 2015 bids for services change over the next month, but we expect that the final 2015 Budget to be approved by the Board in October will be essentially the same as the proposed Budget.

- **Discussion of Board Appreciation Dinner**

Joe made a motion to include spouses at the annual Board appreciation dinner, seconded by Sandy, approved unanimously.

- **Adjournment**

Joe's motion to adjourn at 6:59 p.m. was approved.

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

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