

**Sunwest Homeowners Association**  
**Board of Directors Meeting**  
*Monday, August 15, 2016*  
*6:30 pm*  
*325 Conrad Drive*

**MEETING MINUTES**

- **Call to Order**

The meeting was called to order by Joe at 6:34 p.m.

Other members present were Sandy, Michelle, Luke, and Donna arrived late. Christopher Alcon was attending representing MSI.

- **Homeowners Forum**

Andy Feero in attendance. Discussion about the lawns turning brown during the irrigation vandalism and equipment failure. Board decided to make the landscaping contractor the primary party responsible for notifying the Board and MSI whenever there is a problem with the appearance of the common areas. MSI is the secondary party responsible for notifying the Board of problems to the common areas if the landscaper fails to report them. The Board will send out email notice to the Sunwest residents email list to inform the Association members whenever there is a problem reported about the common areas.

- **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**

Discussion about brown lawns in the neighborhood. Warning letters will be sent out.

- **Discussion of Summer Party**

Flyers were distributed last week to announce the Summer Party. Donna is coordinating the Summer Party activities. Noble Roman's is providing the pizza at a discount to Sunwest HOA. The party is located at the Sanders Circle Tot Lot. It is on Saturday, August 20, starting at 4:00 pm lasting until 8:00 pm. Pizza is served at 5:00 pm on a first come first served basis, while it lasts.

- **Discussion of Irrigation Repairs**

The metal locking cages were installed over the backflow valves. This should prevent any further vandalism.

- **Discussion of Sand Wasp Mitigation Efforts**

Sandy spread 150 pounds of DE powder on the Hoffman Drive Tot Lot sand area. It should eliminate the sand wasps with no adverse effects on people or pets. The Board will monitor to see if it is effective. If so we will treat the Sanders Circle Tot Lot also.

- **New Business**

- **Discussion and Vote on Landscaping Repairs Along Meller Street**

All Phase provided a bid to fix the problem with rocks creeping onto the sidewalk along Meller Street. Either install roll-top edging for \$5,189 or pull back existing rock, recess soil and replace fabric and rock to be level with sidewalk for \$3,813. Sandy motioned to accept the lower bid, seconded by Luke, passed unanimously.

- **Discussion and Vote on Landscaping Contract for 2016/2017**

All Phase and Co-Cal provided bids. Board wants to see third bid before voting. MSI will deliver third bid soon and Board will vote by email before next meeting.

- **Adjournment**

Joe's motion to adjourn at 7:30 p.m. was approved.

The next Board meeting will be September 19, 2016, located at 325 Conrad Drive.

The next Board meeting with MSI in attendance will be November 21, 2016, the Annual Meeting.