

**Sunwest Homeowners Association**  
**Board of Directors Meeting**  
*Monday, January 16, 2017*  
*6:30 pm*  
*325 Conrad Drive*

**REGULAR SESSION MEETING MINUTES**

- **Call to Order**

The meeting was called to order by Joe at 6:31 p.m.

Other members present were Margaret and Sandy. Donna was absent.

- **Homeowners Forum**

No homeowners (other than Board members) in attendance.

- **Consent Agenda Items**

After a brief review of the December minutes and financials, Sandy motioned to approve the consent agenda items, seconded by Joe, approved unanimously.

- **Old Business**

- **Architecture Control Committee Report**

Board is considering what appears to be a rental house on Sanders Circle that does not have a copy of a current lease on file with the HOA.

- **Discussion of Rezoning Request by Copper Ranch Apartments.**

It looks like the Town of Erie Board of Trustees will not approve the rezoning request by Copper Ranch Apartments.

- **New Business**

- **Discussion of HOA Board Training Session Hosted by MSI**

Some Board members are interested in attending the training session to be held on January 25, from 5:30 pm to 7:00 pm, at MSI's headquarters in Westminster.

- **Discussion of 2016 Budget versus Actual for the Year**

2016 saw unusually large capital expenses to repair broken concrete in the common areas. Also, the cost of water was almost \$10k over budget due to the equipment malfunction and vandalism that caused the lawns to go brown in late spring. In spite of that, the HOA reserve fund is at \$121k and is approaching the target of \$150k that is considered a minimal safe reserve fund for capital equipment replacements.

- **Adjournment**

Joe's motion to adjourn the Regular Session at 6:55 p.m. was approved.

The next Board meeting will be February 20, 2017.

The next Board meeting with MSI in attendance will be March 20, 2017.