

Sunwest Homeowners Association
Board of Directors Meeting
Monday, September 18, 2017
6:30 pm
Lehigh Room, Erie Community Center, 450 Powers Street

REGULAR SESSION MEETING MINUTES

- **Call to Order**

The meeting was called to order by Joe at 6:30 p.m.

Other members present were Sandy, and Margaret. Donna arrived late due to a family emergency. Christopher Alcon from MSI was also present.

- **Homeowners Forum**

Matt and Jade Carter of 354 Conrad Drive requested a hearing for their second warning letter for a noise violation. They presented their argument for why they were not guilty of the violation. Also present were Sara Andrews of 362 Conrad Drive and Buck Prentice of 347 Conrad Drive who testified on behalf of the Carters. The Board heard the testimony and will make a decision on the hearing soon.

Also in attendance was Andrew Bigoney of 1398 Hoffman Drive. He pointed out some missing trees along Meller Street that could provide some relief from headlights and traffic noise. The Board will look into replacing any of the original trees that may have died and not been replaced on Meller.

- **Consent Agenda Items**

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

- **Old Business**

- **Architecture Control Committee Report**

Nothing to report.

- **Discussion of Perimeter Fence Repairs**

Homeowners have complained about over-sprayed paint from the fence getting onto the rocks. The fence painting touch-up on back side of fence is still not done. MSI will withhold payment until the painting is completed.

- **New Business**

- **Discussion of Preliminary 2018 Budget**

Sandy presented a first pass at the 2018 Budget. It will need to be revised as quotes for landscaping and property management come in over the next month. Christopher Alcon reported the quotes from three landscaping companies. All Phase (our current service provider) comes in lowest by far. We requested a quote from Panorama to complete the due diligence. Even with some increased costs the HOA Budget allows for growing the reserve fund without raising the quarterly HOA fees.

- **Discussion of Fall Newsletter**

Besides the usual reminders, the Board suggested reminding residents about the 10:00 p.m. to 6:00 a.m. quiet hours in the Rules and Regulations. Also, to mention there will be contests for the Best Decorated House for Halloween and Christmas this year. The prizes will be \$20 gift certificates.

- **Adjournment**

Joe's motion to adjourn the Regular Session at 7:45 p.m. was approved.

The next Board meeting will be October 16, 2017.

The next Board meeting with MSI in attendance will be November 20, 2017 (the Annual meeting).