

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

**REGULAR SESSION MEETING MINUTES**

- **Call to Order**

The meeting was called to order by Joe at 6:30 p.m.  
Other members present were Sandy, Margaret and Donna.

- **Homeowners Forum**

Brandon Mikulka of 278 Sanders Circle sat in on the meeting. He mentioned there is a tree down in the Sanders Circle Tot Lot.

- **Consent Agenda Items**

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

- **Old Business**

- **Architecture Control Committee Report**

The usual violations with trash cans being left out, boats, trailers, etc.

- **Discussion of Perimeter Fence Repairs**

Sunwest is asking the painters to come back and finish painting the repaired wood on the inside of the perimeter fence. Eight homeowners have complained their section of the fence was repaired but not painted. We want this completed in the next couple of weeks.

- **Discussion and Vote on Final Proposed 2018 HOA Budget**

Sandy mentioned the increased costs of property management and landscaping are reducing the amount that can go into the reserve fund. Perhaps next year the quarterly fees will have to be raised. For 2018 the fees will remain unchanged at \$140 per quarter. Board voted to approve the proposed budget. It will go before the Association for a vote at the Annual Meeting on November 20<sup>th</sup>.

- **New Business**

- **Discussion of 2018 Board Candidates**

Sandy, Donna and Margaret will run for 2018 Board of Director positions. Joe will decide soon. The Board is looking for at least one additional candidate for the 2018 Board of Directors.

- **Discussion and Vote on Annual Meeting Letter and Proxy Form**

The 2017 Annual Meeting letter and proxy form is essentially the same as last year's letter with new dates. The proxy ballot will have the above candidates and possibly one or two added by the time the letter is sent out on November 6<sup>th</sup>. Write-in spaces are on the ballot as usual. Board voted to approve the letter and proxy form subject to the above mentioned possible changes.

- **Discussion of Reset Period for CC&R Violations**

The Board discussed the policy of resetting the clock on CC&R violations after six months. Some Board members think that should be changed to a certain number of letters within a fixed period that will result in a fine. The Board will think about it over the next month and tabled further discussion until the next Board meeting.

- **Adjournment**

Joe's motion to adjourn the Regular Session at 7:07 p.m. was approved.

The next Board meeting will be November 20, 2017 (the Annual meeting).

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