

Sunset West HOA Meeting Minutes
10/21/2010

Our HOA President, Vicki Tooley, opened the meeting by introducing the Interim Secretary, Hazel Birtle, and the newest member of the ARC Committee, Zoe Grant. We would like to have at least one more member on the ARC Committee so volunteers would be greatly appreciated. Anyone willing to serve our community in this important position, please contact Vicki at 303 904-0972 or sunsetwesthoa@yahoo.com.

Board Updates:

Signage Repair: In the process of trying to get the damage to our signs repaired, the board discovered that our signs were not actually included in our current insurance policy, therefore, any repairs will not be covered by insurance. While some attendees expressed a belief that the signs were part of the original policy, they are not currently listed on the policy, and since the signs are already damaged, the insurance company does not want to add them now. Several options are under consideration and the board is currently getting quotes. The various options which will be presented at the Spring Board Meeting for a vote include:

(1) Tear down one sign, use the brick from that sign to repair the other and maintain only one sign at the entrance (one of the problems we have encountered in getting both signs repaired is that the contractors contacted cannot match the current brick).

(2) Tear down both signs and replace with one sign that the contractor assures us will be much more tamper-proof.

(3) Tear down both signs and replace both signs with two new, more tamper-proof signs.

(4) Fix both signs with flagstone inserts.

An estimate for each option will be presented in the spring and homeowners will be asked to vote. Depending on the cost of the option selected, a small one-time increase of \$20 to the HOA dues for 2011 might be required.

Budget: The 2010 budget versus actual expenditures was presented for review. We are generally on track with our expenditures. The one exception is our common area mowing charges; to date, we have only received a bill for one mowing. Vicki will contact the mowing company and ask them to submit their bill for the remainder of their mowings. Based on our current expenditure level, there is some flexibility and available funds in our budget, but it may not be enough to complete the repair of the signs. The board will continue to review the budget through the remainder of this year to see if we can avoid any fee increase and still fix the signs satisfactorily.

Web Site/Other Communication Options: Our current web site through Neighborhood Link is not particularly user friendly, and we are considering developing our own web site where we can post information for our homeowners. The Board is also looking at the possibility of getting a Face Book page for the HOA. In addition, if we could get an email address for our homeowners who have email, the board would be able to periodically send out news such as deaths, illness, times when perhaps a neighbor needs help - things that would make us more of a community. We could also send HOA newsletters, notice of upcoming meetings, minutes from the meetings, etc., which could save some of the money currently spent on printing & postage. If you would like to receive information via email and are willing to share your email address with the HOA, please send it to Sunsetwesthoa@yahoo.com.

Sidewalk Snow Removal: Homeowners need to be aware that, in accordance with Jefferson County regulations, snow should be removed from the public sidewalk in front of your home within 24 hours after the snow stops falling. Failure to clear the sidewalk can result in the homeowner being ticketed. We encourage all homeowners to clear their sidewalks in a timely manner, not only to avoid a ticket but to ensure everyone can safely navigate our sidewalks in the winter.

Roll-off Location: This year our roll-off dumpster was located at the end of South Estes. This location seemed to significantly reduce the number of people from other nearby neighborhoods improperly using the dumpster, thereby giving our residents more room for their own items, so we anticipate placing it in the same location next year.

Attendee Discussion Items:

Alan Baxter expressed his and his wife's appreciation for the hard work of the HOA board, particularly Vicki Tooley, in getting the common area behind their home cleaned up and drained. HOA officers put a lot of effort and time into getting the stream cleaned out and drained by Jefferson County. Also due to the work of the HOA Board, dumping has been greatly reduced and any businesses caught dumping oil and trash in the area in the future will be fined. Note: There are a large number of cattails growing in the area of the stream and we would like to remove them, but cattails are protected, all we could do is have them trimmed.

Concern was raised that too many residents are driving faster than they should in the neighborhood. Be aware, whether posted or not, there is a 25 mile-per-hour speed limit in all residential areas. If the pattern continues, the Board will have to look into having a speed limit sign posted in the neighborhood.

Homeowners in attendance: 13