

Sunset West HOA Meeting
04/07/11

The meeting was called to order by the President at 7:08 p.m. Total attendance was 16; a quorum was achieved with 14 homeowners. The HOA President welcomed attendees and thanked everyone for attending.

ITEMS OF DISCUSSION

Budget

Question: Why is the common area budget line item \$5,000 when we only spent \$550 last year?

Answer: This year, we didn't have as many mowings as we budgeted for so our costs came in low. At the time the budget is planned, we don't yet know what company we will actually contract with, so we don't know exactly what their charges will be; therefore, we leave the line item high to cover contingencies.

Question: Why do we need an \$8,000 surplus?

Answer: The surplus has just grown over the years; the size of the surplus is not based on an intentional decision on the part of the board. Maintaining a surplus gives us the ability to make repairs or improvements and allows us to cover unexpected expenses without raising our HOA dues.

Eighteen proxies were turned in. The Budget was approved with a vote of seventeen for and one against.

ARC Committee

The ARC committee will be walking the neighborhood to check on painting needs and yard maintenance this summer. When members of the committee see a problem, a letter will be sent to the homeowner asking them to fix the problem. Vicki reminded attendees that an ARC form must be filled out before making improvements to their homes or yards. ARC forms were made available for attendees to pick up. Vicki reminded everyone that when homeowners have issues with their property and yards, if they will contact her and let her know what the problem is and that they are working on it, they can avoid a letter.

A concern was raised about all the cars parked in the driveway and in front of one property. Vicki stated that she has also received numerous inquiries on what could be done about that issue. A member of the ARC committee has spoken with the homeowner regarding the HOA's concerns. The HOA board is trying to work with the homeowner and has been told that some of the vehicles will be moved shortly.

Maintenance of back yards is becoming an issue with some of the properties; the HOA is looking into the issues and may have to take steps to ensure that property owners keep their backyards presentable.

Vicki worked with Urban Drainage, and the draining issues that created the "lake" on the east side of the subdivision were resolved. It appears that the businesses across the stream are still dumping oil and other trash, so that general area is getting clogged and nasty. Vicki will contact Urban Drainage again to see what can be done.

The one property with unpaid HOA dues has had a lien filed against it.

Entrance Signs

Zoe explained that the board had gotten quotes from six companies on fixing our entrance signs. The options presented for vote were the most reasonable they received, and Zoe reviewed those options with the attendees.

The options to be voted on were discussed, as were some other ideas presented by attendees. Eighteen proxies were turned in. The votes were cast as follows: Option 1 received the most votes with 10 (Option 2 received 3 votes, Option 3 received 2 votes and 3 proxies were returned without a vote on the signs), so Option One (Repair the right sign and leave the Left sign as is) was the winner. Vicki will allow a little longer to see if any additional proxies are received; when the final tally has been determined, a letter will be send out to the homeowners to let them know what is going to happen and when.

General Questions/Issues

Question: Has any effort been made to get the roads in the subdivision repaired or replaced?

Answer: The county came and did crack repairing once before. Vicki recently contacted them to let them know we need repairs again and was told that we are on the list for additional repairs, but she has not yet heard when we can expect the work to start. The county has told us that our roads are not bad enough to warrant replacement.

Vicki and Curt are going to review and rework our HOA web site. Zoe presented the idea of putting a list of "Preferred Providers" on the web site - the list would include companies that have previously done work for homeowners and done a good job. Also, we might try to include companies that could do work at more than one home and might be able to give discounts based on volume - for example, a firm that would give a discount on spring and fall aeration or sprinkler turn off and blow-outs, etc.

We will plan on having a "roll-off" dumpster again this year, probably in August and probably at the east end of the subdivision where it was last year, but the plans have not been finalized yet.

Hazel has notified the board that she will continue to serve as Interim Secretary until a replacement can be found or up to one year (whichever comes first), but cannot take on the position long-term, so **we are currently looking for volunteers for the Secretary position and for another member to serve on the ARC committee. If you would be willing to serve in either of those position, please contact any Board Member. Your help is really needed!**

The meeting was adjourned at 8:10 p.m.

Minutes prepared by:

Hazel Birtle
Interim Secretary