

## **Sunset West HOA Board Meeting Minutes**

Date: June 14, 2012

Meeting Time: 7:00 pm – 8:20 pm

Attendance: Executive Board members Curt Behm, Hillery Venturini, Carol Baxter

### **1. Officer Elections – Ref. Bylaws Article IX**

#### **a. President –**

- i. Brian Smith recently expressed interest in being president again. Brian has been president in the past.
- ii. Curt Behm (currently serving as Interim President), expressed interest in being president.
- iii. The board elected Curt Behm to the office of President.

#### **b. Vice President -**

- i. New resident, Anita Gauthier (9213 W. Capri Ave.) conveyed interest in the Vice President position prior to the April 2012 Sunset West HOA annual meeting.
- ii. Nick Young, currently on the ARC committee, conveyed interest in the Vice President position, however there was concern about any conflict with holding both positions. The Bylaws do not prevent a board member from being on the ARC committee as well.
- iii. The board elected Nick Young to the office of Vice President

#### **c. Secretary –**

- i. The board elected Hillery Venturini to the office of Secretary.

#### **d. Treasurer –**

- i. The board elected Carol Baxter to the office of Treasurer.

### **2. Board Member Appointments – Ref. Bylaws Article IV Section 1, Article VII Section 3**

- a. The board appointed Anita Gauthier to the position of Interim Board Member At Large.

### **3. Board members reviewed a section of the Colorado Common Interest Ownership Act – CCIOA which can be viewed here**

**<http://www.cohoalaw.com>**

- a. Act describes 9 additional policies required to be in place in addition to the existing bylaws and covenants of an HOA in Colorado.
  - i. Board members discussed the use of an existing document available online currently being used by other residential developments which could be altered to fit the needs of the Sunset West HOA
    - 1. Using this existing document would expedite getting these required policies in place.

### **4. Carol received a check from a Stacy Hurt for the HOA dues on for property 8941 W. Lake Dr.**

- a. According to the treasurer records, a lien is currently on this property for unpaid dues. This includes the late fees accumulated per month since 2011.
- b. Carol spoke with Vicki (former president) who informed Carol that she would have been the one to file the lien and she had no record to doing so
  - i. Carol will 1) check the registry for any documentation of a check being cashed for Stacy's property and 2) contact Stacy for any proof that a check was either submitted or cashed (bank records)
- c. Board members discussed that if 2011 HOA were not paid, a second check would suffice to clear the lien.

**5. Carol Baxter indicated that as of June 14<sup>th</sup> \$11,800 in HOA dues had been paid, approximately 59 of 70 residents.**

- a. Suggested that some of the available funds be used to clean up the drainage area north of the Sunset West development.
  - i. Management of the drainage area is still being worked out with Urban Drainage and Jefferson County.
  - ii. Cost list was provided to board members and will be discussed at the next board member meeting

**6. Curt Behm checked on the delivery status of the second dumpster intended for use by the residents of Sunset West for disposal purposes.**

- a. The second dumpster has been delivered and will be available through Sunday, June 17<sup>th</sup>.

**7. Board members discussed current issues with the storage of boats on residential properties.**

- a. Boat currently being stored near W. Capri Ave. and Estes St.
  - i. Sheriff liaison indicated that since the boat was not blocking residential traffic and was on a public street the owner was not in violation
- b. Covenant Article 3 – General Restrictions Permitted Uses states, “..No unsightly article shall be permitted to remain on any Unit or any other portion of the Property if it is visible from adjoining property or public or private thoroughfares. Without limiting the generality of the forgoing, trailers, mobile homes, recreation vehicles, graders, trucks (other than , pickups), boats, tractors, campers, wagons, buses, sleighs, motorcycles, motor scooters, snowmobiles, snow removal equipment and garden and maintenance equipment *shall be kept at all times (except when in actual use) in an enclosed structure* (3.1.3.1.4, Unsightly Articles)”.
- c. A Rules and Regulations document would provide an extension of the covenants in order to expand on details and guidelines regarding the storage of items such as boats.
  - i. Proposed additions
    - 1. Boats could be stored behind fence as long as they do not extend higher than 1-foot above the fence line

2. Boats would need to be covered by an ARC committee approved cover
3. Reasoning for additional guidelines – *should someone become injured from tampering with a boat parked on a residents driveway (i.e. a child), the injured individual can sue the homeowner under the Attractive Nuisance clause. The homeowner's insurance company would likely come back to the HOA insurance company and the board and inquire why the boat was allowed to be stored in open view.*

**8. Required ARC approval to build or modify items on residential property**

- a. Green house being constructed at resident at 5970 S. Estes possibly not been approved by the ARC committee.
- b. UPDATE: the greenhouse had been ARC approved by former ARC committee member Zoe Grant.

**9. Issues regarding parking vehicles, specifically RVs near fire hydrants**

- a. Curt will follow up with Sheriff liaison regarding state/country regulations regarding how close a vehicle can park near a fire hydrant

**Action Items:**

1. Curt will call the sheriff liaison regarding the required parking distance from fire hydrant
2. Carol will follow up on the current lien for Hurt residence (check register and call Stacy)
3. Hillery will send email to board and ARC committee members to schedule next meeting.

Next meeting will be held approximately 2 weeks from this meeting and will include the ARC committee members as well as the board members

**Meeting was adjourned at 8:20 pm**