

## **Sunset West Homeowner's Association Meeting Minutes**

Date: April 28, 2014

Meeting Time: 7:00pm

Attendance:

Executive Board members: Marshall Jung, Nick Young, Carol Baxter

ARC Committee members: Alan Baxter, Lyn Young

Attending Residents:

### **1) Introduction and Initial Comments**

- a. Nick introduces the members of the board and the ARC committee

### **2) Updates to Outstanding Issues**

- a. North drainage area/open space mowing
  - i. Nick explained that Urban drainage has taken on the responsibility of mowing the North drainage area. Mowing will be done four times per year, 10 feet on each side of the drainage.
  - ii. Homeowner concerns/comments:
    - 1. Bridge is cracking; cattails are becoming overgrown and full of trash.
      - a. HOA - The drainage area is a "wetland" and cattails are protected so they cannot be removed.
- b. Scheduled neighborhood repaving and sidewalk repair
  - i. We have been taken off of the schedule for complete re-paving for this year because of budget concerns. They will however be patching some of the area's in the street.
  - ii. Asphalt sidewalk is a temporary fix. Any drop of 2" or more is a safety concern. The temporary repair is done until weather permits permanent replacement with concrete.
  - iii. Homeowner concerns/comments:
    - 1. Eloy suggested we call road and bridge to make sure the repairs are completed this year.

- c. Spring cleanup and Dumpster schedule
  - i. Roll off is scheduled for the first week-end after Labor Day. May 31<sup>st</sup> – June 1<sup>st</sup>, located at the end of the cul-de-sac on Estes.
  - ii. Homeowner concerns/comments:
    - 1. Dumpster is full before they are able to take their trash to be dumped.
      - a. Marshall advised everyone to be respectful and only dispose of their items. The dumpster is only for “Sunset West” residence.
- d. Barking dogs & Complaint process
  - i. We have had numerous complaints concerning barking dogs. The “Barking Dog” brochure from the Sheriff’s office was made available and the complaint process was explained.
  - ii. Marshal explained that “barking dog” problems are listed as a nuisance in the HOA covenants, however the HOA should not be involved in these issues. We can send a letter to the homeowner with the barking dog informing them of complaints, but we don’t have the jurisdiction to take sides in these situations. He advised homeowners to talk to their neighbors about the problem dog and try to come to a resolution before contacting the HOA or Sheriff.
- e. Neighborhood Watch Program/National Night Out
  - i. Nick and Marshall explained the Neighborhood Watch program and how it can be coordinated with the National Night Out.
  - ii. Requested volunteers for block captains for each block.
  - iii. Advised residence to report any unusual activity in the neighborhood.
  - iv. Homeowner concerns/comments:
    - 1. Can we get “no solicitation” signs posted in the neighborhood?
      - a. Marshall stated that “no solicitation” signs should be a personal preference and may or may not stop solicitation.
    - 2. Why are there so many police cars in our neighborhood?
      - a. Police have been in our neighborhood because of the burglaries that have been reported in our area.
    - 3. Can we put up a gate?
      - a. Putting a gate at our entrance would be very expensive and it would be a zoning issue.

f. Trailer rules

- i. Nick went over current county regulations for parking a trailer/boat in our neighborhood. Trailers can be parked on the street for 28 days/year. Cords cannot be over the sidewalks, sides cannot be extended and the trailer cannot be parked on or blocking the sidewalk. Boats can be stored behind a fence.

g. Home Values

- i. Justin Phillips with Cherry Creek Properties gave a short presentation about the accuracy of home values on Zillow. Since our neighborhood has not had a lot of sales or refinancing in recent years the values of our homes listed on Zillow are considerably lower than the actual market values. Be sure to speak to a trained professional Realtor before listing your home if you are planning to sell. Governors Ranch should be used as comps, not Kipling Villas.

h. House Bill 100 and Policy finalization

- i. House Bill 100 is 10 years old. We are not in compliance.
- ii. HOA requires at least 1 year "operating expenses" to be held in reserve.
- iii. Sunset West wants to adopt regulations from the "Ridge Point" subdivision. Curt did extensive research on House Bill last year. "Ridge Point" can be looked up on the neighborhood link website.
- iv. We will submit the information to our attorney for review.

3) Budget

- a. Carol went over the 2014 budget. Changes are: we will not have mowing expenses, the fuel charges for trash pickup are increasing on every billing statement and the PO Box will be increased by \$2.00/year.
- b. Dues will stay the same.
- c. There is a \$1000 error in the HOA favor. We will leave the \$1000 in the account. The bank may find the error when they do an audit.
- d. Budget was approved, all in favor except 1 proxy vote.

4) Newsletter & Neighborhood Education

- a. Homeowners were advised to leave their email if they would like to receive newsletters and other information via email.

5) Available Positions

- a. We need Block Captains for each block. Please notify HOA if you would like to be a block captain.

6) Open Forum

- a. Concern: Cars parking on both sides of street and in our neighborhood during church activities. Emergency access to our neighborhood is being blocked
  - i. HOA - Homeowners should call the Sheriff's office with complaints.
- b. Concern: Trash cans not being stored behind fences.
  - i. HOA - trash cans are to be stored behind fences other than when it is trash pickup day. Homeowners that are in violation will be receiving a complaint letter.
- c. Concern: Homeowner is running a business in home, generating excessive trash.
  - i. HOA - written complaint needs to be file with the HOA so this can be investigated.
- d. Concern: Several homes in the neighborhood are not taking care of their yards.
  - i. HOA - violation letters will be going out the first week in May.

Meeting was adorned at 7:55pm