

Sunset West Homeowner's Association Meeting Minutes

Date: April 29, 2015

Meeting Time: 7:00pm

Attendance:

Executive Board members: Marshall Jung, Nick Young,

ARC Committee members: Alan Baxter, Lyn Young, Twana Dryer

Attending Residents: Karen Lest, Stacey Gibson, Jim Perterson, Nancy & Randy Walrath, Sharlyna Moy, Lisa Myers, Doreen Zapor, Teresa Williams, Connie Kautz, Chris Betts, Charles Trujillo, Carol & Alan Baxter, Brian Ahrens & Sue Kafer, Jake and Marie Steigerwald.

1) Introduction and Initial Comments

- a. Nick introduces the members of the board
- b. Marshall welcomed new neighbors, introductions

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.
- b. Scheduled Neighborhood repaving and sidewalk repair.
 - i. Nick gave update on paving. Paving is finished; the county is trying to finish the cement work that needs to be done by the end of May. Jefferson County will be contracting concrete work out after May 2015.
- c. Spring cleanup and Dumpster schedule
 - i. Dumpster will be the weekend after Memorial Day if that time slot is still available with Waste Connections.
- d. Barking dogs & Complaint process
 - i. Marshall addressed the barking dogs problem and explained the complaint process. 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. He advised homeowners to talk to their neighbors about the problem dog and try to come to a resolution before contacting the HOA or Animal Control.
- e. Neighborhood Watch Program
 - i. There has not been any response from homeowners for neighborhood watch.

f. Trailer rules

- i. Per Jefferson County Zoning, recreational vehicles or trailers can be parked in a roadway for 30 days per year. Small boat/recreational trailers cannot be parked in driveways because of the safety issues involved. They must be stored behind a fence.

g. Home values

- i. Marshall addressed home values. Our values are going up. Two homes in Sunset West have now sold for over \$400,000. Our homes are now being compared with Governor's Ranch instead of Kipling Villas.

h. House Bill 100 and Policy finalization

- i. Marshall explained that HOA's are required by law to have enough money in reserve to cover at least 1 year of expenses. Dues may need to be increased by \$20 to \$25 per year in 2016 to cover expenses and start building the reserve. We have been in violation since 2010.

3) Budget

- a. 2015 budget will be the same as the 2014 budget. We have approximately \$1400 in the bank at the end of the year with the current budget. Next year we need 6-7 thousand left in reserve to start working towards the 1 year of expenses that is required.
- b. 2015 budget was approved, all in favor except 1 proxy vote.

4) Newsletter & Neighborhood Education

- a. Homeowners were asked to provide email addresses to reduce costs.
- b. Help your neighbor – Marshall asked that we all be respectful of our neighbors. Issues should be worked with each other. We should all try to be respectful of our neighbors.

5) Available Positions

- a. Block Captions – we have not had any volunteers for Block Captions
- b. Treasurer – Sue Kafer was elected to replace Carol as Treasurer.
- c. Secretary – Caroline Jung was elected as "interim" Secretary to replace Hillary.
- d. Brian Ahrens will replace Lyn on the ARC Committee.

6) Open Forum

- a. What does HOA insurance cover?

- i. Marshall would have to review the policy but said it was highly unlikely that the HOA should be held responsible for any lawsuits.
- b. Can newer homeowner's be charged more for HOA dues so we can become compliant?
 - i. Marshall – No, this would not be an option. This would not be fair to “new homeowners”. Also, not enough homes sell each year to make much of a difference in the additional amount of money that needs to be collected.
- c. Are there fines that need to be collected?
 - i. Marshall – yes, approximately 3 homes.
- d. Homeowner's that haven't paid should not have trash picked up.
 - i. Nick – agreed, we need to begin enforcing this. Also, Waste Connections will not pick up trash in additional cans. They will not pick up carpet because it is a hazardous material. Old TV's should be taken to ARC to be recycled.
- e. What needs to be done with trash cans that are falling apart?
 - i. Nick – call Waste Connections and request a new trash can.
- f. Are we checking to see if we are getting the best possible price on trash collection?
 - i. Marshall – the rate we are getting is extremely good. We do need to check other companies periodically to make sure the rate we are getting is competitive.
- g. Church parking problem?
 - i. Nick – Jefferson County did an inspection on Monday. They will try to get no parking signs approved on at least one side of the street. The church is required to clean the mud off of the street that is from the area they have blocked off for parking in the vacant lot next to them. If parking continues to be a problem, it was suggested that the homeowners continue to call Jefferson County until the issue is resolved.
- h. Is there something in the covenants that requires a restriction on the percentage of rental homes in Sunset West?
 - i. Nick and Marshall – There is nothing in the covenants. We currently have approximately 9 rentals.
- i. What do we do about street lights that are out?
 - i. Call 411 to report problem.

Additional note - Terry (Connie Kautz's cousin) wanted to let everyone know that Connie's dad passed away in January. He was one of the original owner's in Sunset West. Connie was very upset and hurt that the HOA did not send any condolences for the loss of her dad. Nick offered apologies to Connie. It's unfortunate that this was over looked. This is possibly something that the board needs to address.