

July 9, 2016 HOA and ARC meeting for Sunset West HOA

Attendees:

Nick Young, Vice President
Lynn Young, wife of Vice President
Susan Kafer, Treasurer
Brian Ahrens, ARC Committee
Alan Baxter, ARC Committee
Nancy Walrath, ARC Committee
Randy Walrath, husband
Twana Dryer, ARC Committee
Elizabeth Niere, Interim Secretary
Drew Parker, former ARC

I. Introduction

- a. Informal
- b. We all want the HOA let's start talking about how to work together

II. Information Letter

- a. Letter went out without people seeing that, any time a letter goes out that is from the board every single member must see it

III. General Discussion

- a. Treasury
 - i. Money for mowing, we don't know where it went that was from previous HOA board even though residents are inquiring.
 - ii. Budget is presented by Treasurer now and going forward
 - iii. 5 people haven't paid dues which is consistent with prior year
 - iv. If someone doesn't pay, Treasurer sends letter to President and Vice President before contacting residents
 - v. Trash/ARC Committee and Front Signs
 - 1. \$383 dumpster, \$117 we could spend on the front property
- b. Walk around
 - i. BOD will investigate any complaint by a neighbor
 - ii. June 1st – they started 1997
 - iii. Brian - Never any mention of assessments in previous minutes
 - 1. Nick - BOD's responsibility to assess the covenants and that's the method to accomplish this
 - 2. ARC and one BOD must do the walk around
 - iv. Letter that went out as an FYI clarify, why do we need to do a walk through a nit pick?
 - 1. Not everyone reads the covenants and some people have blatant disregard
 - 2. If they don't comply with covenants, then you can lien the house (everyone would talk about it) and the threshold is \$150 because the HOA would be having to go to the county

3. Brian – resolved at that if foreclosed we don't get our money back
 4. Nick if that happens we send someone in and cut their lawn and cut their weeds
 5. Brian if BOD sends money we may not see it back.
 6. \$150 to put a lien on the house, send a letter registered mail and have the signature back 30 days to make it right then we go to county and pay \$26 and file that lien on the deed on their house
 7. How many houses are we dealing with? 5
 8. Brian why do we have to send a blanket to 70 houses
 - a. If there's an issue the BOD it's a friendly
 - v. Trash
 1. Big on people putting trash cans behind fence it's not only for the look but how many times do you throw letters in the trash without shredding it's their own protection.
 - vi. Brian July 10, 2012 BOD attached lawyers analysis of what needs to be done to comply with the 19 seller required to disclose to buyer existence of governing documents
 1. Rules and regulations can be adopted by the BOD, we can amend these.
 2. Nick 2/3 vote of all these homeowners to change anything in here and that's a great idea to help clarify.
 - c. ARC Committee
 - i. Nick – ARC committee supposed to handle the front, set up a clean up day and handle front clean up and get it painted; keep letters for violation; keep track of frequent abusers fines,
 - ii. Let's change assessment to evaluation
- IV. Voting Issues/Resignations**
- a. Kiley voted in as interim president at majority of those in attendance, Nick and Elizabeth voted for Sue did not vote for
 - b. Sue resigned as Treasurer
 - c. Brian resigned from the ARC

Take Aways:

- Let's start focusing on where the budget is going so we can answer how money is being spent going forward, which did happen for the April meeting
- Do not send out communication until everyone has seen it and commented
- Discuss rules and regulations to help clarify covenants for residents
- Semi-annual evaluation was voted yes by majority as a way to enforce covenants, August 7th is the next evaluation (first evaluation for 2016-2017 year)
- Update Kiley as President and see if we can fill Treasurer and at least one ARC committee vacancy
- Anything else?