

**SUNSET WEST**  
**HOMEOWNER'S ASSOCIATION**  
[www.neighborhoodlink.com/littleton/sunsetwest](http://www.neighborhoodlink.com/littleton/sunsetwest)  
email: [sunsetwestHOA@yahoo.com](mailto:sunsetwestHOA@yahoo.com)

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**April 9, 2019**

**Lilley Gulch Recreation Center, Rio Room**

**7:00pm – 8:30pm**

**Sunset West HOA Full Residence Meeting Minutes**

**Teresa calls meeting order 4/9/2019 at 7:01 pm**

**14 people present**

**1. Introductions**

**a. Board Members**

Teresa Williams, Secretary & Treasurer

**b. ARC Members**

Twana Dryer, Anthony Mascucci

Absent: Caroline Jung, Jim Peterson

**Information about the ARC Committee:**

- The committee discusses / approves plans for improvements
- Goal is to walk through the neighborhood approximately once a quarter to ensure that covenants are being followed, has been once a year for the past few years -- will work towards greater frequency
- If anyone observes issues, please talk to your neighbors and if that doesn't resolve the issue, please let someone on ARC committee or the HOA Board know
- Question from the floor: Concern with the change from a few years ago whereby the time frame for completion of projects was changed from 18 months to 6 months
  - A motion was made to change the time-frame back to 18 months
  - It was decided to discuss this with the new Board and come back to the community with more information

**2. Voting: Board Members, ARC Committee**

**a. Open positions: President; Vice President; Treasurer; Secretary; ARC Committee members**

Jamie Milliman has volunteered for the President role

Patty MacLennan has volunteered for the Vice President role

Hazel Birtle volunteered to be the backup Secretary if one is ever needed

**b. Voting Results**

All positions were unanimously voted in: Jamie Milliman as President, Patty MacLennan as Vice President, and Teresa Williams as Secretary and Treasurer

**3. Budget**

**a. 2018-19 Summary**

**b. 2019-20 Proposed Budget**

- i. Discuss reserves
- ii. Discuss increasing trash costs - minimum dues = \$240 for this year
- iii. Discuss likely future increases in dues

**Discussion:**

- Teresa will contact trash company
  - Ask about the increase in charges for the next year

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- Ask about extra charges being applied because of extra bags
    - Question from the floor: Two parcels of land that are a part of the community but not included in the dues - parking lot and right of way between the church and the neighborhood - part of the HOA, so they should be paying dues - can't collect from the county, may not be able to collect dues from a church
      - Board will look into this question
  - c. Vote (on budget and dues)

Anthony motioned, Tim seconded and the budget was unanimously approved with dues remaining at \$240 per household for this year
4. Neighborhood Update
- a. Topic thoughts (identified by Board / ARC Committee Members)
    - i. Should we work on a policy of Board / ARC representation?

Discussion: Leave alone for now - we have most positions filled
    - ii. Opioid detoxification center - rezoning

Discussion: This is informational only at this point as it is a finalized deal. This center will be on Estes, as a part of the medical/business buildings.
    - iii. Church parking concerns?

Discussion:

      - Comment: could we go to the county to request parking restrictions on the residential streets - Patty and Brian to determine what process would need to be followed so that we know what that would involve, then the Board will discuss our options
      - Concern about the parked cars blocking the emergency access gate
      - Comments that we need to be careful about how we approach and what doors we open because they will be applicable to residents as well as church patrons
      - Police have been more diligent about ticketing for illegal parking
    - iv. Arc / Strip mall debris present in open space

Discussion: No discussion, was simply noted as an issue.
    - v. Medical building (Estes) - discussion opened with them about greenspace between their building and the neighborhood

No discussion
    - vi. Community rules concerning noise / timing / construction - any outstanding concerns?

Discussion:

      - Could we set a policy of not working / doing construction late at night? It has been observed that even up to 9:30 at night, people have been observed working outside.
      - PROPOSAL: No outdoor construction activities beyond 6:00.
      - Board / ARC will meet and discuss how to address this concern and potentially draft a new policy for review and approval.
  - b. Open to Resident questions/comments/feedback
    - Comment via email from Alan & Carol Baxter: "With the trash being the big hitter in the budget I will propose an option for the residents. Carol and I recently moved to a convenient controlled HOA community. Residents have the option to join the HOA or not, however, ALL residents are subject to the stipulations governed by the HOA. Non-member cannot vote, all members provide their individual trash removal. Yes, Sunset West chose a single day, single trash removal option for traffic, noise, and

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safety a number years ago. Petition homeowners' thoughts for the Board to consider as a modification/change to bylaws/covenant in April 2020."

Discussion:

- Costs additional money to be able to do
  - General consensus of the homeowners present was to not go this route at this point in time
- Question: Why are we carrying insurance - what is being insured? Is it a liability insurance? Is it a bureaucratic policy requiring that we have to have it?
  - Specifics was not known - Teresa will research
- Question: Weed control concerns
  - Anthony talked to the county last year - county subcontracts to another company and they had gotten behind - Anthony plans on continuing to follow up with the county
  - Anthony also looked at the area between the streets and the sidewalks: called about doing street cleaning, and they determine when it is "bad enough" to require the cleaning - Company has followed up - Anthony will continue to contact the company - if you have a lot of sand around your house please clean it up
- Request: ask about repairing potholes and potentially repaving the neighborhood (Anthony will talk to Road & Bridges)
- Comment: Be vigilant, watch out from your neighbors. Best alarm system is your neighbors.
- Comment: Some homeowners requested quarterly meetings for the community. This was discussed, and decided that at least for now, we would hold additional meetings more on an as-needed basis instead of a defined schedule.

Meeting was adjourned at 8:08 pm.