

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING**  
**March 27, 2023**  
**Open Session**

**BOARD MEMBERS PRESENT:**

John Darroch	President
Julieta Thomas	Vice President
Linda Romine	Secretary
David Hall	Treasurer

**ALSO PRESENT:**

Kathleen Wright                      Lindsay Management Services  
One homeowner in person  
One homeowner via Zoom

**CALL TO ORDER:**

The Meeting was called to order at 6:31 P.M. and was held in the LMS conference room and via Zoom.

**APPROVAL OF THE MEETING MINUTES:**

Upon motion made, seconded, and unanimously carried the Board **approved** the meeting minutes of February 27, 2023, with one correction: changing location of the meeting to be held via Zoom.

Upon motion made, seconded, and unanimously carried the Board **approved** the meeting minutes of February 15, 2023, with some grammatical corrections.

**TREASURER'S REPORT**

**Financial Statements:**

The Board reviewed the October 2022 – February 2023 financials. Management answered questions about how fines are reported on the financials and why it is reported as income. It was noted that most of the fines have not been collected and as a result the income year to date appears to be more than what has actually been collected. Management noted that they would speak with accounting about adding a general ledger under expenses to offset the income allocation of the fines.

Upon motion made, seconded, and unanimously carried the Board **approved** the October 2022 – February 2023 financials, pending year-end Financial Review.

**MANAGEMENT REPORT**

The Board reviewed the management report. The Board requested that management follow up with the owner of 4721 Telescope regarding an update.

**UNFINISHED BUSINESS**

**Hillside Wall Discussion:**

The Board mentioned that they will be approving a fee Agreement in Executive Session so that they can get a 2<sup>nd</sup> opinion the maintenance responsibility of the hillside wall.

**NEW BUSINESS**

**Homeowner Correspondence:**

Nothing currently.

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**LANDSCAPE**

No report other than the water has been turned off, due to all of the rainfall.

**ARCHITECTURAL**

**Approval Letters:** The Board reviewed the approval letters.

**Architectural Application for 4431 Coastline Ave:**

Upon motion made, seconded, and unanimously carried the Board **denied** the application as submitted.

It was noted that the Board needs more information about the proposed tree and hardscape. An application would also be required or signed off by their neighbors, as well as a formal plan which needs to be submitted.

**Architectural Application for 4305 Sunnyhill Drive:**

Upon motion made, seconded, and unanimously carried the Board **approved** this application as submitted.

**Architectural Application for 4570 Sea Bluff Circle:**

Upon motion made, seconded, and unanimously carried the Board **denied** the application as submitted.

It was noted that the board needs detailed plans for the fence. Additionally, the Association does not allow for stained fencing.

**OPEN FORUM:**

No comments were made at this time.

**ADJOURNMENT:**

There being no further business to discuss, the open meeting adjourned at 7:39 p.m.

  
Board Member

JOHN DARDEN

5-16-23  
Date