

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
April 22, 2024
Open Session**

BOARD MEMBERS PRESENT

John Darroch	President
Julieta Thomas	Vice President
Linda Romine	Secretary
David Hall	Treasurer
Jay Anderson	Member at Large

BOARD MEMBERS ABSENT

Julieta Thomas	Vice President
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ALSO PRESENT

Alina Gonzalez	Lindsay Management Services
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Five (5) Owners in Attendance

CALL TO ORDER

The Meeting was called to order at 7:03 PM and was held via Zoom.

APPROVAL OF THE MEETING MINUTES

Upon motion made, seconded, and unanimously carried the Board **approved** the meeting minutes of March 25, 2024, as submitted.

TREASURER'S REPORT

March 2024 financials:

Upon motion made, seconded, and unanimously carried, the Board **approved** the March financials, as submitted.

2024-2025 Budget Planning Discussion:

Board member Dave went over the draft budget from management. Dave will adjust the budget accordingly and will send it to the remaining Board. Management will include the revised budget in the May Board packet for review/approval.

MANAGEMENT REPORT

The Board reviewed the management report. No action required.

UNFINISHED BUSINESS

BHA Inc Survey- Forthcoming

NEW BUSINESS

Adopt ADU Policy:

Upon motion made, seconded, and unanimously carried, the Board **approved** the ADU policy.

PROPOSALS

Kirk Miller Insurance Renewal/Proposal:

Upon motion made, seconded, and unanimously carried, the Board **approved** the Kirk Miller insurance policy, as submitted.

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Andenes Landscape Enhancement Proposal:

Upon motion made, seconded, and unanimously carried, the Board **tabled** the approval and would like management to request a revised proposal, so it does not include the carrotwood tree removal.

LANDSCAPE COMMITTEE CHAIRPERSON

Landscape committee member Linda advised there are a few dead carrotwoods that will be removed when the community has the next carrotwood tree trimming. There will be a few more planting projects coming up. Lastly, she and the landscape crew will be walking in May.

Upon motion made, seconded, and unanimously carried, the Board **approved** a \$500 budget for electrician Steve VanDerLinden to repair controller box #7.

Note, If it goes over, Steve is to provide a proposal for approval.

ARCHITECTURAL

Arch App for 4515 Sunnyhill:

Upon motion made, seconded, and unanimously carried, the Board **approved** this owner's application as submitted for solar install.

CORRESPONDENCE

Nothing at this time.

OPEN FORUM

Five (5) owners were in attendance. Robert (Bob) Case, Randy Ludlow, Patrick Quillin, Al Bernotas & Michele Slattery.

Owner Randy Ludlow advised the mailbox on his street has been vandalized and asked who is responsible for the mailbox. The Board advised the HOA is responsible for the full mailbox, but the locks are the owner's responsibility. Management will have Sprint Postal review the box and provide a proposal if it needs to be replaced.

Board member John mentioned there is an electrical issue with a controller box that controls the trail lights. The electrician that inspected the issue mentioned there is a live wire within the box. He capped it and made temporary repairs but will need to troubleshoot some more to figure out why there's a live wire and provide a permanent fix.

Owner Patrick Quillin asked the Board If there is any update with the abandoned home on Telescope. He wanted to know if the HOA can weed whack their weeds. Also, made note that the landscape budget is high for the community. The Board advised there is nothing they can do regarding the weeds. Also, the landscape budget is high, but Andenes was picked out from a few vendors and Andenes worked their price down to work for the HOA as they are familiar with the property.

Owner Michele Slattery asked the Board what's the status on painting the monuments. The Board advised this will be a summer project.

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ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 7:55 PM.



Board Member

7/9/24

Date