

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
May 1, 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
Three homeowners via Zoom

CALL TO ORDER:

The Meeting was called to order at 6:39 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 March 27, 2023 as submitted.

TREASURER'S REPORT

Financial Statements:

The Board reviewed the Minutes of March 31, 2023, financials. Management noted that they would speak with accounting about adding a general ledger under income for fines.

Upon motion made, seconded, and unanimously carried the Board **approved** the March 31, 2023 financials, pending year-end Financial Review.

Budget Discussion – The Board reviewed two draft budgets. One budget reported monthly assessments of \$168; the other accounts for the wall repair and was increased to \$188 per monthly unit.

Upon motion made, seconded, and unanimously carried, the Board **approved** the prevailing budget based on the outcome of the 2nd legal opinion. If the wall is the Associations responsibility, the budget will be \$188 per unit per month allocation would be approved. If the legal opinion indicates that the wall is not the Associations responsibility, then the budget approved will be the budget requiring monthly assessments of \$168 per unit per month.

MANAGEMENT REPORT

The Board reviewed the management report. It was requested that Agendas for the monthly meetings be emailed out to all members the Friday prior to the Monday meeting.

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UNFINISHED BUSINESS

Hillside Wall Discussion:

The Board noted that they are still waiting on the 2nd legal opinion regarding the maintenance responsibility of the hillside wall.

NEW BUSINESS

Insurance Renewal

The Board reviewed the insurance renewal. It was noted that the policy would be renewed, but there was a question about property insurance and the deductible.

Upon motion made, seconded, and unanimously carried, the Board approved the insurance renewal with an increase of the deductible to \$5000 and clarification on the property coverage.

Homeowner Correspondence:

Nothing currently.

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 4667 Pannonia:

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

It was noted that the Board needs more information. Management was requested to call this owner back to a Hearing.

Architectural Application for 4570 Sea Bluff Circle:

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

Architectural Application for 4441 Coastline:

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

Architectural Application for 4431 Coastline:

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

Clarification on the top of the wall remaining under 2 feet in height was confirmed by the owner.

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OPEN FORUM:

Items discussed included the following: landscape concerns, city paving the streets, and weeding the slopes.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 8:08 p.m.



Board Member

5/23/23
Date