

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
May 20, 2024
Open Session**

BOARD MEMBERS PRESENT

John Darroch	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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Three (3) Owners in Attendance

CALL TO ORDER

The Meeting was called to order at 7:01 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 April 22, 2024, as submitted.

TREASURER'S REPORT

April 2024 financials:

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

2024-2025 Budget Draft:

Board member Dave went over the draft budget and announced all changes to the remaining Board and owners in attendance.

Upon motion made, seconded, and unanimously carried, the Board **approved** the 2024-2025 budget draft, as submitted, with a \$10.00 increase.

MANAGEMENT REPORT

The Board reviewed the management report. No action required.

UNFINISHED BUSINESS

BHA Inc Survey- Forthcoming

NEW BUSINESS

BHA Inc Survey:

The Board reviewed the survey received from BHA Inc. for the fence along Hillside and Horizon Drive. Per the Board, it's hard to tell on a few lots how much of the fence the HOA is responsible for. Management was instructed to find out if BHA Inc. has measurements or know the percentage of the fence line the HOA is responsible for. Also, management is to find out if they have the total measurement of the length of fence too.

PROPOSALS

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Andenes Landscape Enhancement Proposal:

Upon motion made, seconded, and unanimously carried, the Board **Approved** this proposal as submitted.

Andenes Landscape Stump Removal Proposal:

Upon motion made, seconded, and unanimously carried, the Board **did not Approve** this proposal. This is the owner's responsibility since the owner planted the bird of paradise originally. Management is to advise the owner if he is making changes to the HOA common area, he will be responsible for the area going forward.

LANDSCAPE COMMITTEE CHAIRPERSON

Landscape committee member Linda advised the next walk through is on June 1st and advised there is a property with overgrown palm trees. She will review the home with the overgrown palms and report back to the Board/management. Nothing further to discuss.

ARCHITECTURAL

Arch App for 4515 Sunnyhill:

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

Arch App for 4465 Sunnyhill:

Upon motion made, seconded, and unanimously carried, the Board **denied** this owner's application for the painting of their front fence. The owner is to paint the fence an approved HOA color.

Arch App for 4585 Sunnyhill:

Upon motion made, seconded, and unanimously carried, the Board **denied** this owner's application for landscape upgrades and front fence painting. Owner is to provide a site plan/drawing of the landscape work that was done and is to provide a list of all plant material used. Better description of work is needed.

Arch App for 4640 Sunburst:

Upon motion made, seconded, and unanimously carried, the Board **approved** this owner's application for pool installation with one condition. The owner is to get their neighbors' signatures.

CORRESPONDENCE

Nothing at this time.


OPEN FORUM

Three (3) owners were in attendance. Robert (Bob) Case, Randy Ludlow, Ilah Herndon. Owner Randy Ludlow thanked Board member Linda for having the mailbox repaired. Also, he made a note during the discussion of the BHA Inc. fence survey discussion that he paid to have his fence repaired or replaced. Since the report shows the area is HOA responsibility, he will forward the receipts to the Board & management.

ADJOURNMENT:

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There being no further business to discuss, the open meeting adjourned at 8:21 PM.



Board Member

7/9/24

Date