

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
June 26, 2023
Open Session**

BOARD MEMBERS PRESENT:

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|--------------|-----------|
| John Darroch | President |
| Linda Romine | Secretary |
| David Hall | Treasurer |

BOARD MEMBERS ABSENT:

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|----------------|----------------|
| Julieta Thomas | Vice President |
|----------------|----------------|

ALSO PRESENT:

Alina Gonzalez Lindsay Management Services
Several owners online via Zoom and three owners in LMS conference room

CALL TO ORDER:

The Meeting was called to order at 7:38 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 May 22, 2023, as submitted.

TREASURER'S REPORT

Financial Statements:

The Board reviewed the April & May 2023 financials. The Board reviewed the financials that were revised by Lindsay Management. Per Board member Dave, they are still not listed correctly. Management will coordinate a Zoom meeting with Board member Dave, upper management, and accounting.

Upon motion made, seconded, and unanimously carried, the Board **did not approve** the April & May 2023 financials.

MANAGEMENT REPORT

The Board reviewed the management report. No action required.

UNFINISHED BUSINESS

Hillside Wall Discussion:

Board member John advised the HOA has selected Vista 5 Contracting for the work and the work will be starting soon. Management will send out to communication to the owners that will be affected, so they can trim back their shrubbery from the wall.

NEW BUSINESS

Homeowner Correspondence:

4665 Sunburst- Landscape:

The Board reviewed this owner's communication regarding landscape. Per Landscape Committee chairperson, Linda, she advised the landscapers already planted ground cover in that area, it just takes a while to fully fill in the bare areas. She will keep an eye on this hillside and Management is to notify the owners.

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Andenes Landscape Notice of Increase:

Upon motion made, seconded, and unanimously carried, the Board **approved** the increase letter received from Andenes Landscape.

LANDSCAPE COMMITTEE CHAIRPERSON

Landscape Committee Chairperson, Linda went over some landscape items. There was mention the grass area in the park is dead and has been destroyed by dogs. Also, the bunny mesh needs replacing. Linda will get with Andenes on this and see what can be done.

ARCHITECTURAL

Approval Letters:

The Board reviewed approval letters. Nothing required.

Architectural Applications:

4565 Sea Bluff Circle:

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

4647 Pannonia Road:

Upon motion made, seconded, and unanimously carried, the Board **approved** the application as submitted with one condition. The condition is for the windows to be white or brown.

4641 Pannonia Road:

Upon motion made, seconded, and unanimously carried, the Board **approved** the application as submitted with one condition. The condition is for the back patio door to be white or brown, not black as mentioned.

4570 Sea Bluff:

Upon motion made, seconded, and unanimously carried, the Board **did not approve** the application as they need clarification.

Management is to ask the owner if they will be:

- removing the wrought iron fence
- which side of the house will this be installed on,
- submit plans for construction.
- will the new fence be mounted on the current wrought iron fence

OPEN FORUM:

The owner of 4711 Telescope went over several questions he had about architectural items/guidelines, drain items and mentioned he will send us a copy of the HOA plans he got from the city. Another owner from 4641 Pannonia advised he can send management/the Board a copy of his HOA plans as well in case any owners need it. There were comments when the HOA plans are requested from the city by owners, it takes months to get it so it will be faster if the HOA management has it on hand. Owners can request the plans from management.

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ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 8:56 p.m. and management and the Board went back to Executive session.



Board Member

8-9-23
Date