

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
October 23, 2023
Open Session**

BOARD MEMBERS PRESENT

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

ALSO PRESENT

Alina Gonzalez Lindsay Management Services
Owners in attendance
Karen Bodenhorn, Randy Ludlow, Fabi Muirragui, Jay Anderson

CALL TO ORDER

The Meeting was called to order at 7:06 P.M. and was held via Zoom and in the LMS conference room.

APPROVAL OF THE MEETING MINUTES

Upon motion made, seconded, and unanimously carried the Board **approved** the meeting minutes of September 25, 2023, as submitted.

TREASURER'S REPORT

Financial Statements:

The Board reviewed the September 2023 financials.

Upon motion made, seconded, and unanimously carried, the Board **approved** the September financials.

Management reported to the Board that the \$350.00 listed under GL code "miscellaneous" is for the amount due on an owner's account for irrigation repairs.

MANAGEMENT REPORT

The Board reviewed the management report. The Board would like to work on the verbiage for the park signs. Management is to send an email to the Board so we all can come up with the verbiage to add.

UNFINISHED BUSINESS

Hillside Wall Discussion:

The Board went over the phase Vista 5 Contracting is currently in for the Hillside wall and other related items. An owner in attendance, Karen Bodenhorn mentioned that the lighting at the monument needs to be inspected as the lights aren't working. Management will investigate that and send a work order.

NEW BUSINESS

Appoint New Board Member:

Upon motion made, seconded, and unanimously carried, the Board **appointed** homeowner Jay Anderson to the Board of Directors.

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ADU Policy Draft from Community Legal Advisors:

The Board reviewed the ADU policy draft from attorney Jay Brown. This is tabled until the Board can further review. Management was instructed to include this topic on the next meeting Agenda.

Sonnenberg Reserve Study Final:

Upon motion made, seconded, and unanimously carried, the Board **approved** the final reserve study from Sonnenberg CPA's.

PROPOSALS

Mailbox Proposal for Horizon Drive:

Upon motion made, seconded, and unanimously carried, the Board **approved** the proposal from Sprint postal to replace the mailbox on Horizon for \$2,605.80. Note, the mailbox is to stay the same color.

LANDSCAPE COMMITTEE CHAIRPERSON

Landscape committee member Linda went over landscape items.

ARCHITECTURAL

Arch App for 4275 Clearview Dr- Gate:

Upon motion made, seconded, and unanimously carried, the Board **did not approve** this owner's application as the Board needs further clarification on the height of the gate. Board member Julie will reach out to the owner to have them answer the Boards' questions.

Arch App for 4585 Sunnyhill- Deck Resurfacing, Railing & Window Replacement:

Upon motion made, seconded, and unanimously carried, the Board **approved** this owner's application with one condition. The owner must submit the color scheme he is proposing to use and a photo to show an example of the railings etc. Note: the windows did not require approval since the owner will replace them with the same type of windows. The owner did note that there may be a slight difference to the front window, but the Board said that is okay.

OPEN FORUM

Owner Karen Bodenhorn mentioned that the lighting at the monument needs to be inspected as the lights aren't working and owner Randy Ludlow mentioned the ACH charge of \$2.00. He expressed his concerns and the Board advised management to send a letter to all owners advising them of the ACH fee of \$2.00.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 8:04 p.m.

Board Member

12/22/23

Date