

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
September 23, 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
Owners in Attendance- Bob Case, Mariangelli & Robert Orlando, Patrick Quillen,
Johnette Stickel

CALL TO ORDER

The Meeting was called to order at 7:02 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 August 26, 2024, as submitted.

TREASURER'S REPORT

August 2024 financials:

Board member Dave went over the financials. The reserve bank statements are missing from the financials. Also, management is to investigate GL #5021 & #5011 to see if any valve replacement invoices have been coded to these GL's.

Upon motion made, seconded, and unanimously carried, the Board **approved** the August 2024 financial report. Management will request the bank statements and will send them to Board Treasurer Dave.

MANAGEMENT REPORT

The Board reviewed the management report. Management is to send the July & August minutes to Board member John and is to contact the City to find out when they plan to complete the trip hazard repair next to Owner Mike Poli's residence.

UNFINISHED BUSINESS

Nothing at this time.

NEW BUSINESS

Nothing at this time.

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PROPOSALS

Queen Palm Tree Trimming:

The Board reviewed proposals from three vendors- Zuniga, The Branch and Union Tree. Upon motion made, seconded, and unanimously carried the Board **approved** the proposal from Union Tree in the amount of \$8,900.00. This is for the queen palm trees and oak trees.

Rodent Pest Control:

Management is to request additional proposals from Lloyds Pest and Payne Pest. The Board has questions for Green Flash. Management will get with Green Flash and have them rebid. Tabled.

LANDSCAPE COMMITTEE CHAIRPERSON

Landscape committee member Linda advised:

- Management is to reach out to the owner of 4555 Sunnyhill and request they remove the carrotwoods behind their property. Send a letter.
- A quote will be coming in from Andenes for rose planting along Hillside.
- The landscape walk will be coming up next week.
- Bees were spotted in an irrigation valve box.
- Daisies were planted behind the Orlando residence and they died. Andenes will be replanting and will cover the planting expense.
- A tree was drastically trimmed on Skyline.

ARCHITECTURAL

Arch App for 4274 Skyline- Rear Patio, Driveway, Garage Door & Wall (application submitted via email):

Rear Patio & Driveway- The Board advised the rear patio work and driveway do not require an architectural application.

Garage Door- The Board did not approve the garage door as the garage door must be white or an almond color. The Owner plans to petition this and obtain votes of the membership to change this architectural guideline rule. Management is to get back to the owner to see how many votes are required.

Wall- Another item on the application was to install a wall that will extend to the side fence. The Board asked the owner to resubmit their application to include a drawing that lists dimensions etc. The color of the wall is to match the home's stucco color.

Architectural Approvals:

The Board reviewed the approvals. No action required.

CORRESPONDENCE

Neighbor to the HOA Correspondence Re: 4702 Telescope:

The Board reviewed. Management will let the neighbor know the status of the home.

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OPEN FORUM

Owner Patrick Quillen went over the Rodent control topic. No action required.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 8:06 PM.



Board Member

11-12-24
Date