

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
November 27, 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  
Multiple Owners in Attendance

**CALL TO ORDER**

The Meeting was called to order at 6:08 PM 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 October 23, 2023, as submitted.

**TREASURER'S REPORT**

**Financial Statements:**

The Board reviewed the October 2023 financials.

Upon motion made, seconded, and unanimously carried, the Board **approved** the October financials, but the Board would like clarification on the amounts listed under miscellaneous and sprinkler repair line item which is listed on the income statement.

**MANAGEMENT REPORT**

The Board reviewed the management report. No action required.

**UNFINISHED BUSINESS**

**Hillside Wall Discussion:**

The Board discussed the Hillside wall project and advised the wall is about done. Management was instructed to let the owners know they may turn their irrigation back on.

Additionally, Management advised the Board that an owner advised a portion of his wall was damaged and he would like Vista 5 to investigate and or repair his wall before they depart. Management will forward the email/voicemail to the Board and Scott Hansen with Vista 5.

**NEW BUSINESS**

**ADU Policy Draft from Community Legal Advisors:**

The Board reviewed the ADU policy draft from attorney Jay Brown and made notes for management to send to attorney Jay. Tabled at this time.

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**Signage Drafts for Park:**

The Board advised there will be two signs installed within the park area to remind residents or visitors to keep their dogs on leash and advise the area is not a dog park. Management was advised of the wording and style of the signs the Board is in favor of.

Upon motion made, seconded, and unanimously carried, the Board **approved** purchasing two signs for the park.

**PROPOSALS**

**Andenes Landscape Enhancements for Hillside Dr. & Monuments:**

Upon motion made, seconded, and unanimously carried, the Board **approved** the proposal from Andenes to install (42) 5-Gallon iceberg roses and (3) bird of paradises along the new wall. Additionally, for the 4 corner monuments they will oversee the areas for \$2,619.00.

**LANDSCAPE COMMITTEE CHAIRPERSON**

Landscape committee member Linda went over landscape items. Also, there was mention of a residence who needs a reminder to trim their landscape away from the fence line and about their rusted fence(s). Management will send the owners a letter.

Board President John advised the water audit spreadsheets are being revised by him, Dave, and Bob as some were inaccurate. Owner Bob Case, who is overseeing the spreadsheets is working with the City to get things in line. He made mention that he will find out if there are other better options for the HOA as far as switching to recycled water vs. regular water to save the HOA funds.

**ARCHITECTURAL**

**Arch App for 4275 Clearview Dr- Gate:**

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 4545 Sunnyhill- Solar:**

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

**Arch App for 4666 Pannonia- Wall:**

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

*Owner submitted Arch App the day of meeting via email to management and the Board.*

**Arch App for 4585 Sunnyhill- Paint:**

Upon motion made, seconded, and unanimously carried, the Board **did not approve** this owner's application as the Board would like to see color samples or a rendering of his home with the colors he's proposing to use. The color blue was not approved. Per the Owner, he will send the colors to management.


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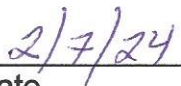
**OPEN FORUM**

Owner Archie Thornton advised there are large sumacs next to his neighbor's home and they are a potential fire hazard. He states that these trees are HOA responsibility, and his neighbor has HOA documents to show they are HOA responsibility. Per the Board, they looked up the area and the trees do not look to be in the Sunset Place HOA, but informed the owner for his neighbor to submit the paperwork so they can investigate further. Additionally, there was a home mentioned on his street that is in poor condition. The Board advised him they are aware of the situation and are addressing it with the owner.

**ADJOURNMENT:**

There being no further business to discuss, the open meeting adjourned at 7:32 PM.

  
\_\_\_\_\_  
Board Member

  
\_\_\_\_\_  
Date