

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
January 24, 2022  
Open Session**

**BOARD MEMBERS PRESENT:**

John Darroch	-Position not yet determined
Linda Romine	Secretary
David Hall	Treasurer

**BOARD MEMBERS ABSENT**

Julieta Thomas	Vice President
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**ALSO PRESENT:**

Alina Gonzalez	Lindsay Management Services
One Interested Owner	

**CALL TO ORDER:**

The Meeting was called to order at 6:50 P.M. and was held via Zoom.

**EXECUTIVE SESSION SUMMARY:**

The Board met in Executive Session and during the Executive Session meeting the Board discussed legal issues, collections and violations.

**APPROVAL OF THE MEETING MINUTES:**

Upon motion made, seconded and unanimously carried the Board **approved** the meeting minutes of December 13, 2021, as submitted.

**TREASURER'S REPORT:**

Management is to send the budget to Dave so he can make revisions that reflect the HOA assessment increase and the water numbers.

**Financial Statements:**

Upon motion made, seconded and unanimously carried the Board **approved** the Financial Statements of November 2021 subject to year-end review by a CPA.

**MANAGEMENT REPORT:**

The Board reviewed the management report. No action required.

**UNFINISHED BUSINESS:**

**Hillside Fence Repair**

The Board and management are to get with the HOA's attorney to determine who is responsible for the fence next to Bill Burzynski's home. It was noted by a fellow owner that this may not be HOA's responsibility. The Board has reviewed the reserve study to try and determine if this fence is HOA responsibility and had no luck as the measurements were off. Meanwhile, Landscape Chairperson, Linda will get in contact with Andenes Landscape to see if he can determine if the damage is being caused by the owner's ficus trees.

**NEW BUSINESS:**

No action at this time.

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**Homeowner Correspondence**

**4431 Coastline Ave- Erosion Issue-**

The Board reviewed this owner's correspondence. Per the Board, there was a delay due to the change in landscape service providers. The Landscape Chairperson will get with Andenes to have them install dirt under the wall and compact the soil.

**Open Proposals**

There were proposals submitted by Andenes Landscape.

Upon motion made, seconded and unanimously carried the Board **approved** all proposals received from Andenes Landscape for the total amount of \$7,963.00.

**LANDSCAPE:**

Landscape Chairperson went over landscape items. Management was advised to look into when the carrotwood trees were last trimmed and to send a violation to a home on Sea Bluff for overgrown landscape.

**ARCHITECTURAL:**

**4645 Sunburst-** the Board approved this owner application to paint their home, as submitted.

**4545 Coastline-** the Board approved this owner application to re-stucco their home, as submitted.

**OPEN FORUM:**

Owner Richard Duffey addressed the Board again in regards to a stucco wall that he believes the HOA is not responsible to maintain/repair. This item will be looked into by the HOA attorneys to determine if it's HOA or Owner responsibility.

**ADJOURNMENT:**

There being no further business to discuss, the open meeting adjourned at 8:30 p.m.

  
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Board Member

3-10-22  
Date