

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
June 17, 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
Five (5) Owners in Attendance- Bob Case, Mariangelli & Robert Orlando, Jeff & Sandra Keirns

CALL TO ORDER

The Meeting was called to order at 7:06 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 May 20, 2024, with one correction.

TREASURER'S REPORT

May 2024 financials:

The Board tabled the approval of the May financials due to the fine receivables on the income statement. Management will investigate that \$24k variance with accounting.

MANAGEMENT REPORT

The Board reviewed the management report. Management is to resend the previous meeting minutes to John so he can sign. No other action required.

UNFINISHED BUSINESS

BHA Inc Survey w Measurements:

The Board reviewed the revised survey received from BHA Inc. Per the Board, the HOA will handle the fences on a case-by-case basis, per lot when owners come forward. There is clarification now who the fence belongs to. Management is to send a copy of the survey to owner Ilah Herndon.

NEW BUSINESS

BHA Inc Survey:

The Board reviewed the survey received from BHA Inc. for the fence along Hillside and Horizon Drive. Per the Board, it's hard to tell on a few lots how much of the fence the HOA is responsible for. Management was instructed to find out if BHA Inc. has measurements or know the percentage of the fence line the HOA is responsible for. Also, management is to find out if they have the total measurement of the length of fence too.

PROPOSALS

Nothing at this time.

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LANDSCAPE COMMITTEE CHAIRPERSON

Landscape committee member Linda advised since owner Fred Stickel has passed, she will take over his position and advise management when its time to order doggie bags and or can liners.

-Management was instructed to send a letter to 4290 Skyline as there is a sprinkler leak near their front sidewalk, which is causing green sludge/black mold build up.

-There is an acacia problem as some are dying and they may need to be replaced soon.

-There is a squirrel issue near the walkway by the park.

-The tree root situation on Horizon is being addressed and the owner's landscaper is doing a great job.

-Nico has asked if he can receive copies of the water bill. Board member John advised he can get with owner Bob Case to provide those to him.

ARCHITECTURAL

Arch App for 4274 Skyline:

Upon motion made, seconded, and unanimously carried, the Board **Denied** this owner's application. The owner will need to provide a drawing for the garage work and the color they are planning to use for the stucco.

Arch App for 4486 Horizon:

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

Arch App for 4586 Horizon:

Upon motion made, seconded, and unanimously carried, the Board **Approved** this owner's application with one condition. The Board asks the owner to replace the windmill palm with a slow growing palm such as the European fan palm.

CORRESPONDENCE

4274 Skyline-Landscape Request:

The Board reviewed this owner's correspondence. Also, the owners attended the meeting. Landscape committee member Linda mentioned that she and Andenes reviewed their property. The owner's request is for the HOA to plant red apple plant material in the bare areas near their property, but Andenes advised that red apple plants are invasive. It was noted the HOA can plant some daisies in the area, and more dirt can go in the area too. Andenes will provide a quote for this planting.

OPEN FORUM

The Kern owners thanked the Board for all they do. Board member Linda advised she will order 9-volt batteries for Nico. Lastly, per the Board, there will be a date change for the July meeting. The meeting will be moved to July 29, 2024.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 7:50 PM.

Board Member

8/26/24

Date