

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
August 28, 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
A few owners in attendance

CALL TO ORDER

The Meeting was called to order at 7:05 P.M. and was held via Zoom.

APPROVAL OF THE MEETING MINUTES

Upon motion made, seconded, and unanimously carried the Board **approved** the meeting minutes of July 31, 2023, as submitted.

TREASURER'S REPORT

Financial Statements:

The Board reviewed the July 2023 financials.

Upon motion made, seconded, and unanimously carried, the Board **did not approve** the July financials as there are some corrections needed.

Management is to find out why postage/printing is high, have accounting update the budget on the income/expense sheet and find out if the HOA is still allocating to reserves each month.

MANAGEMENT REPORT

The Board reviewed the management report. No action required.

UNFINISHED BUSINESS

Hillside Wall Discussion:

The Board advised that Vista 5 Contracting is waiting on City permits to start the project.

NEW BUSINESS

Homeowner Correspondence:

Nothing at this time.

Sonnenberg Reserve Study Draft:

Board Treasurer Dave will review this draft reserve study by next meeting. Approval is tabled.

SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
August 28, 2023
Open Session

PROPOSALS

Andenes Landscape Grass Installation for Park:

Upon motion made, seconded, and unanimously carried, the Board **approved** the proposal submitted from Andenes Landscape in the amount of \$1,880.00.

Palm Tree Trimming:

Upon motion made, seconded, and unanimously carried, the Board **approved** the proposal submitted from Union Tree Service.

Note: The original proposal was for \$7,840.00 and the Board advised management to ask Union Tree Service if they can price match for \$7,500.00 if so, their proposal is approved. Also, management is to request the cost to trim individual owner palm trees.

Legal:

Upon motion made, seconded, and unanimously carried, the Board **approved** the proposal/contract submitted from Community Legal Advisors. Jay Brown will remain the HOA's attorney.

LANDSCAPE COMMITTEE CHAIRPERSON

Nothing to report at this time.

ARCHITECTURAL

Approval Letters:

The Board reviewed approval letters.

Architectural Applications:

4535 Sunnyhill:

Upon motion made, seconded, and unanimously carried, the Board **approved** this application for solar.

OPEN FORUM

Owner Fred Stickel went over the community's watering schedule. Owner Randy Ludlow asked if the tree trimming schedule can be emailed to the membership and owner Johnette Stickel asked if she can have the meeting information emailed to her each month. Owner/Board member John Darroch addressed all members in attendance at the meeting and advised that the community needs a volunteer for the water audits. Management was instructed to send out an email blast to the community to seek volunteers for this position.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 7:47 p.m.



Board Member

10-24-23
Date