

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
July 31, 2023
Open Session**

BOARD MEMBERS PRESENT

John Darroch	President
Linda Romine	Secretary
David Hall	Treasurer

BOARD MEMBERS ABSENT

Julieta Thomas	Vice President
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ALSO PRESENT

Alina Gonzalez	Lindsay Management Services
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4 owners in attendance

CALL TO ORDER

The Meeting was called to order at 6:52 P.M. and was held in the LMS conference room and via Zoom.

APPROVAL OF THE MEETING MINUTES

Upon motion made, seconded, and unanimously carried the Board **approved** the meeting minutes of June 26, 2023, as submitted.

TREASURER'S REPORT

Financial Statements:

The Board reviewed the June 2023 financials.

Upon motion made, seconded, and unanimously carried, the Board **approved** the June financials.

MANAGEMENT REPORT

The Board reviewed the management report. No action required.

UNFINISHED BUSINESS

Hillside Wall Discussion:

Nothing to report currently. An owner online via Zoom had comments about the hillside wall. The Board addressed the owner.

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.

FVKL Law Firm Closure and Transition Letter:

The Board reviewed the letter regarding the HOA's attorney. The firm is closing, and Jay Brown will be moving to Community Legal Advisors Inc.

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PROPOSALS

Legal:

The Board reviewed the proposals received from Community Legal Advisors Inc. and Delphi Law Group. Management was instructed to pull the Feist, Vetter, Knauf and Loy (F.V.K.L) contract to compare to the community Legal Advisors' proposal. This contract will be included on the next meeting Agenda, along with proposals.

LANDSCAPE COMMITTEE CHAIRPERSON

Landscape Committee Chairperson, Linda went over some landscape items. Carlos from Andenes will be providing a quote for the grass area in the park. There was a discussion about signage being posted in the park area to deter residents and or people from not letting their dogs off leash while in the park and include verbiage that the area is not a dog park. Additionally, management was instructed to seek proposals for palm tree trimming.

ARCHITECTURAL

Approval Letters:

The Board reviewed approval letters. Nothing required.

Architectural Applications:

4667 Pannonia:

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

-Fence, **not approved**. The Board would like a plan and an example photo to have an idea of what the fence will look like.

-Windows, **approved** with one condition. The windows cannot be painted black. Approved to paint the windows a dark brown color.

-Palms- **approved**. The owner is to advise how many palms will be planted.

4315 Sunnyhill:

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

4290 Clearview:

The Board reviewed this application submitted for pool renovations. The Board advised no application is needed for this since they are just updating what's in place. Management will let the owner know no approval or review is needed for this.

4306 Horizon:

Upon motion made, seconded, and unanimously carried, the Board **approved** the application as submitted to install pavers in their driveway and paint their home.

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OPEN FORUM

Owner Fred Stickel asked if he can receive the approved Regular Session meeting minutes going forward and if management can make sure his email is in the system, so he receives emailed communication. A few more owners were in attendance via Zoom and had no further comments.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 7:52 p.m.



Board Member

9/25/23

Date