

Sunset West Maintenance Assoc. | MINUTES

March 7, 2024 | 7:00 pm | West Valley Junior High Library

Attendees:

Ricardo Alvarez, Jon Bliss, Lezlie Camren, Gean Dindia, Phil Dindia, Karla Griffin, Spencer Jacobson, Taylor Jacobson, Rene’ LaCoursiere, Jim Moon, Sheila Phelps, Mona Purcell, David Ramirez, Brooke Turner, John Young

AGENDA TOPICS

Topic	Action						
<p><u>Call to Order:</u> SSWMA President Karla Griffin called the annual meeting of the SSWMA to order at 7:02PM. Introduced Board members who were present. Neighbors in attendance took turns introducing themselves.</p>							
<p><u>Financial Report:</u> Executive Secretary Lezlie Camren reviewed the Revenue and Expense report for 2023.</p> <table><tr><td><u>Revenue:</u></td><td>\$ 10,045.00</td></tr><tr><td><u>Expenses:</u></td><td>\$ 6,406.40</td></tr><tr><td><u>Bank Balance:</u></td><td>\$ 6,443.24</td></tr></table>	<u>Revenue:</u>	\$ 10,045.00	<u>Expenses:</u>	\$ 6,406.40	<u>Bank Balance:</u>	\$ 6,443.24	<p>Dues will remain at \$100 for 2024.</p>
<u>Revenue:</u>	\$ 10,045.00						
<u>Expenses:</u>	\$ 6,406.40						
<u>Bank Balance:</u>	\$ 6,443.24						
<p>Dues remain lower than past years as a result of SSWMA no longer being responsible for maintenance of the arbs or perimeter. Discussion of discrepancies in groundskeeping (see below). Cost for office supplies will decrease as Lezlie pre-purchased some items at a discounted rate. Addressed the Board’s idea of updating SSWMA’s QuickBooks accounting software; this would be too costly and SSWMA will continue with current software and backing up data to a thumb drive. Reminder that revenue from three homes is lower as they get discounts for having the SSWMA sprinkler boxes.</p>	<p>Neighbors NO LONGER given the option to pay dues in two payments; dues MUST be paid in full.</p>						
<p><u>Groundskeeping:</u> Disappointed with last year’s lawn services by On Point Landscaping; discrepancies occurred in the estimated vs. actual budget as a result of the company’s point of contact quitting and the company unexpectedly discontinuing services. SSWMA will have True Green provide sprinkler system services, and Harold will be responsible for mowing. Reminder: homeowners are responsible for snow removal on their own driveways and sidewalks in front of their homes, as well as sidewalk portion adjacent to their homes on S. 72nd Avenue. City of Yakima responsible for snow removal on streets. Travis Schlaman agreed to complete snow removal on interior greenway sidewalks for the next winter season.</p>							
<p><u>2024 Budget:</u> The 2024 budget was proposed by the Board at the January Board of Directors Meeting and presented to the association. No discrepancies or questions among attendees.</p>							

2023 Audit Report: The Audit Committee members (Gaby Mondragon Sherri Moon, and Jade Young) were acknowledged. The annual audit of the financials was conducted on January 3, 2024. There were no audit findings.

Calendar Dates: Dues will be mailed out mid-March and due back April 22. Block sale can be held whenever as SSWMA no longer pays for a newspaper advertisement or posts signs. Neighbors may advertise for the sale on their own if they'd like (i.e. put up signs, make a post on Facebook Marketplace, etc.). Neighbors are also allowed to hold their own yard sales in accordance with City rules.

Arb/Perimeter Reminder: The lots located along S. 72nd Ave., Zier Road, or S. 75th Ave. are responsible for the maintenance of the berm, arborvitae, perimeter fencing, and associated landscaping between their property and the road. This is per the Covenants, Conditions, and Restrictions (CCR's) that were amended by majority vote of homeowners that relinquished SSWMA's responsibility; notices were mailed out in 2022. City of Yakima Code Administration delineates the responsibilities and expectations for homeowners of these areas as laid out in the City Municipal Code; homeowners must reach out to them with any questions or concerns. SSWMA continues maintaining the interior greenways and walkways (between Valley West and S. 73rd Ave.; S. 73rd Ave. and S. 74th Ave.; S. 74th Ave. and S. 75th Ave.; and Pierce St. and Zier Rd.), including weed control and grass watering/mowing.

Changes in Appointed Positions: Board asked for volunteers for audit committee. Gene Dindia, Gaby Mondragon, and Jade Young will conduct the 2024 financial audit in early 2025.

For the Good of the Order: Phil interested in having the neighborhood participate in the National Night Out (occurs annually on the first Tuesday in August). Would need to be coordinated by volunteer neighbors, not the Board.

Adjourn: No further business, the meeting adjourned at 7:38PM.

Prepared by SSWMA Secretary.

Prepared: 3/19/2024