

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
February 28, 2022
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
One Interested Owner	

CALL TO ORDER:

The Meeting was called to order at 6:36 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 January 24,2022, as submitted.

TREASURER'S REPORT:

2021-2022 Water Budget Report

The Board reviewed. Nothing noted at this time.

Financial Statements

Upon motion made, seconded, and unanimously carried the Board **approved** the Financial Statements of January 2022 subject to year-end review by a CPA.

Sonnenberg Reserve Study 2022

The Board reviewed and has not been approved at this time.

Per the Board, they would like management to reach out to the Reserve analyst and request what is the exact square footage of the fencing/walls, as the HOA needs to determine if the Hillside fence is included in the reserve study.

MANAGEMENT REPORT:

The Board reviewed the management report. No action required.

UNFINISHED BUSINESS:

Hillside Fence Repair

Management is to reach out to the vendor the previous Board member Bill Bursynski contacted; to repair/repair sections of the fence instead of repairing the whole fence at once due to the cost. They would like the wall to be concrete block pilasters.

Trail Sign Install

Marsha from the California Coastal Commission will report to management if the signs are approved or if they have any further comment/direction.

NEW BUSINESS:

Homeowner Correspondence

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4270 Clearview Drive Basketball Hoop

The Board reviewed this owner's correspondence. Per the Board, they will close this matter and are okay with the basketball hoop being stored in its current place. Management is to send a follow up email and or letter.

Open Proposals

Nothing to approve currently.

LANDSCAPE:

Nothing currently.

ARCHITECTURAL:

4535 Sunnyhill Drive

The Board approved this owner application to replace their patio cover, windows and sliding doors, as submitted.

OPEN FORUM:

Owner from 4650 Sunburst addressed the Board regarding the stucco wall along Hillside. He would like to know when this will be repaired/replaced. The Board advised the owner the wall has been observed for some time and the Board/management have reached out to several contractors, but the prices have been very high and, the Board is in the process of determining who responsibility this wall is. Per the attorney, they advised that the wall is HOA responsibility. Should this be HOA responsibility, the Board agreed it would be best to have the wall completed in sections with replacing it with concrete block pilasters as an alternative method.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 7:30 p.m.



Board Member

4-5-22
Date