

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
April 25, 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
A Few Interested Owners

CALL TO ORDER:

The Meeting was called to order at 6:35 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 March 28, 2022, as submitted.

TREASURER'S REPORT

2021-2022 Water Budget Report:

The Board reviewed. Nothing noted at this time.

Financial Statements:

The Board reviewed the March 2022 financials.

Upon motion made, seconded, and unanimously carried the Board **approved** the March financials, as submitted.

Sonnenberg Reserve Study 2022:

The Board reviewed the reserve study draft submitted by Sonnenberg.

Upon motion made, seconded, and unanimously carried the Board **approved** the reserve study, as submitted.

Note: once the surveyor confirms if the HOA is responsible for the wall along Hillside, we will need to alert Sonnenberg of this so they can add this wall/dimensions in the study.

MANAGEMENT REPORT

The Board reviewed the management report. No action required.

UNFINISHED BUSINESS

Hillside Fence Repair:

Pending proposal from Protec and management was advised to retrieve an updated proposal from Vista 5 Contracting and Superior Stucco. Additionally, waiting to have the wall surveyed by Surveyor William Tuck to see who is responsible for the wall.

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Trail Sign Install:

Management sent photos of the signs that will be ordered. Pending response/approval from the California Coastal Commission.

NEW BUSINESS

2022-2023 Annual Budget Draft:

Management provided a draft budget for the Board to review and edit. Board Treasurer Dave added some notes to the budget. Management is to correct column E on the excel spreadsheet, so it adds up, add \$10,000 to tree trimming, add 11,900 for landscape extras and add any excess income into tree trimming and landscape extra.

Open Proposals:

The Board reviewed the proposal received from Kirk Miller Insurance.

Upon motion made, seconded, and unanimously carried the Board **approved** the Kirk Miller insurance, as submitted.

Homeowner Correspondence:

Nothing currently.

LANDSCAPE

Landscape Chairperson discussed some landscape items. There was note in a few months the HOA will need to solicit proposals for tree trimming from Andenes Landscape and Union Tree Service; for the palm trees and carrotwood trees.

ARCHITECTURAL

4291 Skyline:

The Board approved this owner application, as submitted.

4676 Pannonia:

The Board approved this proposal with one condition. They would like the owner to provide drawings or a site map of where this glass wall will be installed. Just to confirm it's along the owner's property line and not on HOA property.

OPEN FORUM:

Nothing brought forward at this time.

ADJOURNMENT:

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



Board Member

7-5-22
Date