

Sunset West Maintenance Assoc. | MINUTES

February 27, 2019 | 7:00 pm | West Valley Junior High Library

Attendees:

Ashley Belles, Garrett Belles, Copri Bighouse, Kevin Burress, Tricia Burress, Gean Dindia, Phil Dindia, Kaitee Franck, Brenda Geffre, Wendell Geffre, Karla Griffin, Nestor Hernandez, Kelly Hescheles, Jon Ison, Linda Ison, James Klug, Linda Klug, Rene’ LaCoursiere, Jonathan Lord, Jose’ Mendoza, Jim Moon, Sherri Moon, Mona Purcell, Dolores Ramos, Suzanne Richings, Jose’ Rodriguez, Raymond Sanchez, John Sullivan, Krista Sullivan, Sally Urvina, Sergio Valencia, Raymond Warnstadt

AGENDA TOPICS

Topic	Action
<u>Call to Order:</u> President Raymond Sanchez called the annual meeting of the SSWMA to order at 7:05 pm. Introduced Board members and Executive Secretary. Individual introductions were made by all attendees.	
<u>Review of 2018 Minutes:</u> The minutes of the 2018 annual meeting were reviewed. 2019 minutes will be posted on the Association website.	No revisions proposed, minutes stand as printed.
<u>2017 Audit Report:</u> The Audit Committee members (Sherri Moon, Jim Moon, Jose’ Mendoza, Kelly Hescheles) were acknowledged. The annual audit of the financials was conducted on January 23 at the Executive Secretary’s home (Copri Bighouse). Jose’ summarized audit findings; only one concern regarding a clerical typo had been presented. Copri made appropriate corrections to financials.	Audit Committee 2019 volunteers: Karla Griffin, Kelly Hescheles, Jim Moon, and Sherri Moon
<u>Financial Report:</u> The 2018 financial report was reviewed by Copri. <u>Revenue:</u> \$ 13,605.00 <u>Expenses:</u> \$ 14,921.37 <u>Bank Balance:</u> \$ 7,887.51	
Copri explained that expenses were so high due to arb maintenance; \$3,000 remained in the budget from 2017 and \$3,000 was budgeted for 2018, so we spent \$6,492 to trim and edge the arbs until a final decision can be made regarding arbs. Neighbors expressed concern that snow removal costs would be higher than the budgeted \$400 this year; Copri agreed but explained that it balances out from years with little snow, and that is why we always keep a bank account cushion. Due to rise in cost of living and expenses (i.e. stamps, mowing, water), Copri proposed raising dues to \$140, seconded by Sally, but neighbors discussed and mentioned that if we are going to raise then it should be by an amount that will make a difference so that we aren’t raising dues by \$5 every single year. Members voted and denied this motion. Raymond motioned to raise dues to \$150, seconded by Phil, 15 “yea” votes and 9 “nay” votes, motion passes.	Dues increased to \$150 for 2019. Neighbors will be given the option to pay dues in two payments. Reminder: only one vote per household is allowed.
<u>FY2019 Budget:</u> The 2019 budget was proposed by the Board at the January Board of Directors Meeting and presented to the association by Copri. No discrepancies or questions among attendees.	

Topic	Action
<u>Block Watch/Emails:</u> Block watch information will continue through emails, unless notified otherwise by Jon Ison. Members are encouraged to provide their email address to be kept abreast of changes. Jon asked if someone could volunteer as backup to send out emails when he is out of town; Nestor Hernandez volunteered.	Jon's information: Jonison8@charter.net (509) 930-9829
<u>Snow Removal:</u> Ed will continue the snow removal for us, but neighbors suggested coming up with a backup remover in case Ed is out of town/busy. Copri will work on finding someone.	Mona Purcell will place block sale ad in paper, Copri will place street signs.
<u>Calendar Dates:</u> The following dates were announced: <ul style="list-style-type: none"> Dues invoices will be mailed on March 1 and due March 31. Block sale will be held on May 11 from 8AM-2PM. 	
<u>Attorney Update:</u> Rene' LaCoursiere and Copri met with Association attorney Linda Sellers on 2/27/19 to review Bylaws and Covenants. Received clarification on what can be done with the arbs in terms of who can be assessed what costs and how many votes are needed to make a large change to the dues in order to conduct an arb project. Copri explained that another meeting will need to be held to specifically address the arb project options and to conduct an appropriate vote. Neighbors will be notified of this meeting one month in advance. No date set yet.	A major change requires a "yes" vote from 64 of the 97 homes in the Association.
<u>Arborvitae:</u> Still considering the same options as presented at the informal Association meeting in Fall 2018: 1) remove all arbs and replace with fence, 2) remove all arbs and replace with new arbs, 3) remove dead/dying arbs and replace with new arbs, or 4) continue maintaining arbs and just replace dead ones as finances allow. Copri has a price breakdown for anyone interested in looking at it, but numbers will be revisited at the next arb meeting. No major changes will be made until all members have voted and are made aware. In the meantime, arbs will be maintained per the budget and drip line will be monitored.	
<u>For the Good of the Order:</u> Karla asked if we could move the annual meeting to a time of year when the weather is better so more neighbors can attend. Per the Bylaws, meetings are actually supposed to be held in January so that finances can be assessed and collected in a timely manner for the upcoming year. Board will address this and consider making a Bylaw change.	
<u>New Board Position:</u> Raymond Sanchez's term as President has ended. Wendell Geffre nominated as new President. All attendees were in favor.	
<u>Website:</u> The Association website is operational. Minutes and other information will be uploaded as they are updated.	
<u>Door Prizes:</u> A drawing was held for Safeway gift cards for two neighbors to win.	
<u>Adjourn:</u> No further business, the meeting adjourned at 8:05 pm.	