

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
January 22, 2024  
Open Session**

**BOARD MEMBERS PRESENT**

John Darroch	President
Linda Romine	Secretary
David Hall	Treasurer
Jay Anderson	Member at Large

**BOARD MEMBERS ABSENT**

Julieta Thomas	Vice President
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**ALSO PRESENT**

Alina Gonzalez	Lindsay Management Services
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Six (6) Owners in Attendance

**CALL TO ORDER**

The Meeting was called to order at 7:01 PM and was held via Zoom.

**APPROVAL OF THE MEETING MINUTES**

Upon motion made, seconded, and unanimously carried the Board **approved** the meeting minutes of November 27, 2023, as submitted.

**TREASURER'S REPORT**

**Financial Statements:**

The Board reviewed the November 2023 financials.

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

**MANAGEMENT REPORT**

The Board reviewed the management report. No action required.

**UNFINISHED BUSINESS**

**Hillside Wall Completed- Discussion for any Final Updates:**

The Board announced the Hillside wall is complete. Also, the monuments need work that will be looked into by Spring 2024.

**ADU Policy from Community Legal Advisors:**

Tabled till next Board meeting.

**NEW BUSINESS**

**Dogs Off Leash in Park Discussion:**

The Board advised that there have been Capri residents or outside residents bringing their dogs to the park area and letting their dogs off leash. There was sod just installed and it's already being ruined by dogs. There was discussion that the Board would like to close the grass area occasionally to deter the residents or outside residents from using the area to allow the grass to rejuvenate. Linda will ask Carlos with Andenes and will see how much it will be to reseed the area.

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**PROPOSALS**

**Pacific Backflow:**

Upon motion made, seconded, and unanimously carried, the Board **approved** the proposal from Pacific Backflow to repair the backflow not to exceed \$585.00.

**Sonnenberg & Co. Reserve Study for Level 3:**

Upon motion made, seconded, and unanimously carried, the Board **approved** the proposal from Sonnenberg to do the level 3 reserve study for \$475.00.

**LANDSCAPE COMMITTEE CHAIRPERSON**

Landscape committee member Linda went over landscape items. There was mention of a leaking valve on Skyline and Hillside. Linda advised there may be an invoice coming in for the valve repairs. The next walk through is in February. The groundcover and roses that were planted along Hillside are doing good. Linda addressed the owners on the Zoom call to let them know if they notice any landscape issue to advise her or management so it can be investigated.

**ARCHITECTURAL**

**Arch App for 4275 Clearview Dr- Gate:**

Management was instructed to follow up with Board member Julie to see if she's reviewed this owner's architectural application.

**Arch App for 4585 Sunnyhill- Paint:**

The Board tabled this approval as they need more clarification on the paint color the owner will be using. Management is to email the owner to figure out what color he's proposing to use.

**Arch App for 4676 Pannonia- Driveway Replacement:**

Upon motion made, seconded, and unanimously carried, the Board **approved** this owner's application as submitted.

**Arch App for 4475 Sunnyhill- Room Addition:**

Upon motion made, seconded, and unanimously carried, the Board **conditionally approved** this owner's application. The Board needs clarification on material the owner is proposing to use for the stucco and concrete. The windows must match existing window style and material. To make sure to build 4 ft from the fence, confirm what type of roof tile will be used, confirm if any vegetation will be planted and to advise the owners the neighbors must sign off on the application.

**Arch Approval Letters:**

Reviewed, no action required.

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**CORRESPONDENCE**

**Owner Tree Concern:**

The owner of 4670 Pannonia has concerns with a tree that is overgrown and blocking her view. Per the Board, management is to let the owner know the HOA is overbudget in tree trimming for the year and the tree will be trimmed in the upcoming year 2024-2025. The Board did mention if the owner would like, they can pay to have the tree trimmed by the HOA's landscaper. The Board or management can request a proposal from Andenes so the owner can review the amount and pay.

**OPEN FORUM**

Owner Stephanie O'Brien attended the meeting to speak for the Bartlett residents who have an open violation. Stephanie advised the owner was out of town so they could not attend the hearing. Their landscaper was fired, and they will be working on their front and back yard to come into compliance. Owner Bob Case had questions about solar. Board member John will send him Baker Home Energy's information. Owner Dave. S had questions/concerns about a neighbor's tree being overgrown and asked the Board if the HOA can get involved with issues like this. The Board mentioned this would be a neighbor-to-neighbor issue and it's best if neighbors talked to one another first. If that does not work, he can email management and the Board can determine how they would like to respond. Board member John mentioned he located all the old water files so he can input data on the new spreadsheet. Owner Bob Case will assist John with the task.

Lastly, owner Jim Peterson addressed the Board about his hearing. He mentioned he logged onto Zoom at his scheduled time for his hearing and was not let in. The Board mentioned to him that the reason for his hearing is because he is storing a car on his driveway and the Board asked him to move it from the driveway. The owner mentioned he doesn't see in the CC&R's any mention of this type of violation. The hearing results were not discussed but the Board advised he will receive a hearing result letter letting him know what the Board decided. Owner Jim mentioned he will consult his legal.

**ADJOURNMENT:**

There being no further business to discuss, the open meeting adjourned at 8:13 PM.

  
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Board Member

3-15-24  
Date