

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
April 28, 2025
Open Session**

BOARD MEMBERS PRESENT

John Darroch	President
Linda Romine	Secretary
Jay Anderson	Member at Large
Julieta Thomas	Vice President

BOARD MEMBERS ABSENT

David Hall	Treasurer
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ALSO PRESENT

Alina Gonzalez	Lindsay Management Services
Two Homeowners	

CALL TO ORDER

The Meeting was called to order at 7:00 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 March 24, 2025, as submitted.

TREASURERS REPORT

March 2025 financials:

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

2025-2026 Budget Planning Discussion:

The Board reviewed the proposed budget for 2025-2026. The finalized budget will be discussed at next month's meeting.

MANAGEMENT REPORT

The Board reviewed the management report. No action required.

UNFINISHED BUSINESS

Nothing at this time.

NEW BUSINESS

Sonnenberg Reserve Study Draft:

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

Andenes Increase Letter for 2025-2026:

Upon motion made, seconded, and unanimously carried the Board **approved** the Andenes increase letter, as submitted.

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PROPOSALS

Andenes Carrissa & Pittosporum Shrub Removal Proposal:

Upon motion made, seconded, and unanimously carried the Board **approved** the Andenes shrub removal proposal in the amount of \$250.00.

Insurance Renewal Proposals:

The Board reviewed the proposals submitted from Stone Canyon, Farmers and LaBarre Oksnee.

Upon motion made, seconded, and unanimously carried the Board **approved** the Stone Canyon proposal in the amount of \$5,408.03.

LANDSCAPE COMMITTEE CHAIRPERSON

Landscape committee member Linda advised the below:

- Vines at the monuments are starting to grow. Andenes advised the vines can be replaced with bougainvillea. The vines will automatically grow on the wall and may be in the way in case there are any future projects.
- Linda will request a quote for the vine removal.
- Nico needs a new battery for his bike.
- Plant removal discussion.

Bike Battery for Nicos Bike:

Upon motion made, seconded, and unanimously carried the Board **approved** reimbursing Nico for the battery.

ARCHITECTURAL

Arch App- 4630 Pannonia- Paint:

Upon motion made, seconded, and unanimously carried the Board **approved** this owners arch application as submitted.

Arch App- 4475 Sunnyhill- Paint:

Upon motion made, seconded, and unanimously carried the Board **approved** this owners arch application as submitted.

Arch App- 4702 Telescope- Front & Garage Door:

Upon motion made, seconded, and unanimously carried the Board **denied** the arch application due to the color the owner is planning to use. No black.

CORRESPONDENCE

00S9001331-Architectural Concern:

The Board reviewed this owner's concern about a neighbor building a patio cover that is higher than the roofline. The Board reviewed and made sure the owner is following the approved elevations. Management is to respond to the reporting owner.

OPEN FORUM

-Owner Randy Ludlow had comments about insurance increases and thanked the landscape committee and landscape service provider for the work they been doing for the community.

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-Board member John advised there will be an assessment increase due to some vendor and water increases. Final budget will be reviewed and approved at the May meeting.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 8:04 PM.

Board Member



Date

7-7-2025

DRAFT