

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
June 23, 2025
Open Session**

BOARD MEMBERS PRESENT

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

ALSO PRESENT

Alina Gonzalez	Lindsay Management Services
Five Homeowners	

CALL TO ORDER

The Meeting was called to order at 7:02 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 May 19, 2025, as submitted.

TREASURERS REPORT

There was discussion regarding tree trimming and water expenses.

April 2025 Financials:

Upon motion made, seconded, and unanimously carried the Board **approved** the April financials as submitted with one correction.

Where it lists "Due to/From reserves amount is not balanced.

May 2025 Financials:

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

MANAGEMENT REPORT

The Board reviewed the management report.
Management is to hold on gopher proposals.

UNFINISHED BUSINESS

Nothing at this time.

NEW BUSINESS

Nothing at this time.

PROPOSALS

Nothing at this time.

LANDSCAPE COMMITTEE CHAIRPERSON

Landscape committee member Linda advised the below:

- Management is to request palm tree bids by August from Zuniga and Union Tree Service. The Board would like the palms to be trimmed in September.
- At the end of Telescope Ave, the neighbor community is not maintaining their landscape. Management was asked to reach out to the neighbor community.

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- There will be upcoming bills from Andenes for valve repairs.
- New planting is coming up.

ARCHITECTURAL

Arch App- 4565 Sea Bluff- Wrought Iron Fence:

Upon motion made, seconded, and unanimously carried the Board **approved** the arch application.

Arch App- 4575 Sunnyhill- Paint:

Upon motion made, seconded, and unanimously carried the Board **approved** the arch application.

Arch App- 4645 Sunburst- Fence & Paint:

Upon motion made, seconded, and unanimously carried the Board **denied** the arch app. The reason for the denial is because the material used is not allowed. Management is to send the owner the arch guidelines. The fence is to be removed within 30 days.

Arch App- 4565 Sunnyhill- Paint:

Upon motion made, seconded, and unanimously carried the Board **approved** the arch application.

CORRESPONDENCE

Meeting Agenda Correspondence:

The Board reviewed this owner's correspondence regarding posting the meeting agenda on the bulletin Board. Per the Board, they would like to make the website the official area where the agenda is posted. Management will continue sending out the email blast to all owners too. Also, management will review the bylaws/CC&Rs to see what is mentioned about notice posting.

Upon motion made, seconded, and unanimously carried the Board **agreed** to post the website only on the website going forward and by email blast from management.

OPEN FORUM

- An owner discussed home on Telescope that has been abandoned. He asked the Board for an update. Also, volunteered to post the agenda each month on the bulletin board.
- An owner mentioned a sprinkler issue on Pannonia. Management will send the owner a letter.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 7:40 PM.

Board Member

8-25-25

Date