

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
May 19, 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
Four 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 April 28, 2025, as submitted.

TREASURERS REPORT

April 2025 financials:

Will be reviewed in June as they were not available. Management will include the financials in the June packet.

2025-2026 Budget Review/Approval:

There are increases for water, insurance and other contracts. With these increases, the assessments will be increased for the upcoming year. There will be a \$7.00 increase so the dues will now be \$205.00. The Board mentioned they will see if they can reduce the HOA assessment for next year.

Upon motion made, seconded, and unanimously carried the Board **approved** the 2025-2026 budget as submitted with a \$7.00 increase. The dues will now be \$205.00 per month, per unit.

MANAGEMENT REPORT

The Board reviewed the management report. Management is to check if the March/April minutes were sent to John.

UNFINISHED BUSINESS

Nothing at this time.

NEW BUSINESS

Nothing at this time.

PROPOSALS

Andenes Vine Removal for the Monuments:

Upon motion made, seconded, and unanimously carried the Board **approved** the proposal from Andenes in the amount of \$750.00.

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Andenes Carrissa & Pittosporum Shrub Removal Proposal:

Tabled. Board member Linda will request revised proposal.

Insurance Renewal Revision Proposal:

The Board canceled the approval with Stone Canyon and will remain with Kirk Miller Farmer Insurance.

Upon motion made, seconded, and unanimously carried the Board **approved** the Kirk Miller Farmers proposal in the amount of \$9,733.00.

Gopher Treatment Proposal:

For Lloyds to address gophers, there will be a \$57.00 additional fee each month to address the main area of concern Board member Linda reported.

The Board would like management to request additional bids from other vendors to include rodent and gopher treatment.

LANDSCAPE COMMITTEE CHAIRPERSON

Landscape committee member Linda advised the below:

-monument light is out.

-4486 Horizon has a dead plant along their fence. They need to remove them so they don't grow back.

-There are plans to use remaining funds in landscape extra on plant removal and installs.

ARCHITECTURAL

Arch App- 4630 Pannonia- Paint:

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

Arch App- 4475 Sunnyhill-Paint:

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

Arch App- 4702 Telescope- Front & Garage Door:

The Board advised the owner cannot use a trim color for their garage door. The front door color is okay.

Upon motion made, seconded, and unanimously carried the Board **approved** the front door color and **denied** the garage door color.

Arch App- 4565 Sea Bluff- Fence:

The Board advised the owner needs to submit proper plans.

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

CORRESPONDENCE

Nothing at this time.

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OPEN FORUM

- Owner Randy Ludlow had comments about squirrel control.
- Owner Patrick Quillen had comments about pest control, xeriscaping, budget, and asked if water is being monitored.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 7:46 PM.

Board Member



Date 7-7-2025

DRAFT