

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
October 28, 2024
Open Session**

BOARD MEMBERS PRESENT

John Darroch	President
Linda Romine	Secretary
Jay Anderson	Member at Large

BOARD MEMBERS ABSENT

Julieta Thomas	Vice President
David Hall	Treasurer

ALSO PRESENT

Alina Gonzalez Lindsay Management Services
Owners in Attendance- Bob Case, Mariangelli & Robert Orlando

CALL TO ORDER

The Meeting was called to order at 7:09 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 September 23, 2024, as submitted.

TREASURER'S REPORT

September 2024 financials:

The approval of the September financials was tabled. Management is to include the financials in November's Board packet.

MANAGEMENT REPORT

The Board reviewed the management report. Items #1 & #16 are done.

UNFINISHED BUSINESS

Nothing at this time.

NEW BUSINESS

Website/Email Correspondence:

The Board reviewed. No action is required at this time from the Board or management.

PROPOSALS

Rodent Pest Control:

The Board reviewed proposals from three vendors- Lloyds, AG Pest, Green Flash & Payment Management.

Upon motion made, seconded, and unanimously carried, the Board **approved** the rodent control proposal from Lloyds Pest control, as submitted. The monthly rate will be \$125.00 per month.

Note: gopher control may be needed in the future for the desolation basin area.

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Monument Painting:

The Board reviewed proposals from two vendors- KB Paint & MC Paint.

Upon motion made, seconded, and unanimously carried, the Board **approved** the monument paint proposal from MC Painting, as submitted for \$2,950.00.

Andenes Landscape Enhancement:

Andenes proposal Dated 10-9-24:

Upon motion made, seconded, and unanimously carried, the Board **approved** the proposal only for the scalping/overseed of the corner monuments and for the vine removal at the monument areas for \$1,360.00.

Note: The iceberg rose installed on hillside was tabled.

Andenes proposal Dated 10-20-24:

Upon motion made, seconded, and unanimously carried, the Board **approved** the proposal except for area 5. Total amount \$2,690.00.

Note: Area 5 is to be requoted by Andenes. Andenes is to provide a separate quote without root removal.

LANDSCAPE COMMITTEE CHAIRPERSON

Landscape committee member Linda advised she will review the water reports submitted by Bob Case. Also, the HOA needs to refund Nico for his bike's brakes in the amount of \$11.00. Management will put in the request.

ARCHITECTURAL

Arch App for 4585 Sunnyhill- Landscape:

The Board tabled this approval as more info is required. Management will contact the owner.

Arch App for 4274 Skyline- Steps Along Driveway:

Upon motion made, seconded, and unanimously carried, the Board **approved** this owner's arch application as submitted. The steps are to be concrete.

Arch App for 4274 Skyline- Garage Door Variance Request:

Upon motion made, seconded, and unanimously carried, the Board **approved** this owner's garage door variance since there is only one style of door the city will approve.

CORRESPONDENCE

Carrotwood & Ash Tree Trimming:

The Board reviewed. Management will let the owner know the Carrotwoods and Ash trees will be trimmed in March 2025.

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OPEN FORUM

Owner Bob Case is having issues with management receiving his checks. The Board would like management to investigate this and see if other owners have been expecting this too.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 8:25 PM.



Board Member

1-27-25
Date