

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING**  
**February 26, 2024**  
**Open Session**

**BOARD MEMBERS PRESENT**

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

**ALSO PRESENT**

Alina Gonzalez                      Lindsay Management Services  
Two (2) Owners in Attendance

**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 January 22, 2024, as submitted.

**TREASURER'S REPORT**

There was mention from the Board Treasurer that the tree budget is over budget and the Board will need to increase the tree budget for 2024-2025.

**December 2023 financials:**

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

**January 2024 financials:**

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

**MANAGEMENT REPORT**

The Board reviewed the management report. No action required.

**UNFINISHED BUSINESS**

**ADU Policy from Community Legal Advisors:**

The Board discussed the ADU policy draft received from the HOA's legal counsel. The Board noted a revision to section #4 "height limits" under basic structural elements. Management is to have legal correct this and send this out to the membership. Post on website when finalized.

**NEW BUSINESS**

**Sonnenberg Reserve Study Draft for 2024:**

This has been tabled till the next meeting. Add topic to the March meeting Agenda.

**PROPOSALS**

None at this time.

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**LANDSCAPE COMMITTEE CHAIRPERSON**

Landscape committee member Linda went over landscape items. There was mention of the park being fenced off and fertilized soon. The topic is on hold until the Board knows who will put the temporary fencing up in the park etc. Also, Andenes submitted a landscape enhancement proposal.

**Andenes Landscape Enhancement Proposal:**

Upon motion made, seconded, and unanimously carried, the Board **approved** the proposal from Andenes in the amount of \$4,050.00.

**ARCHITECTURAL**

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

This application was only approved due to lack of response. Management will send the owner a letter.

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

On hold until owner submits paint colors.

**Arch App for 4640 Sunburst-Fence:**

Upon motion made, seconded, and unanimously carried, the Board **approved** this owner's application with one condition. The Fence is to be white instead of cream.

**Arch App for 4345 Sunnyhill-Fence:**

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

**Arch App for 4734 Sunburst-Fence:**

This was not an architectural application but a request for the Board to survey the fence to determine if it's HOA or the owner's responsibility. The Board advised the owner that they are in the process of having the fence surveyed. Management is to follow up with BHA Inc, the surveyor.

**Arch Approval Letters:**

Reviewed, no action required.

**CORRESPONDENCE**

**Owner Tree Concern:**

The Board reviewed this owner's correspondence and would like management to let the owner know the Carrotwood trees will be trimmed in August/September 2024. The tree of concern will be topped/laced and will match the other trees in height. The owner can have Andenes lace/top the tree before then, but it will be at the owner's expense and Andenes will need to do the work.

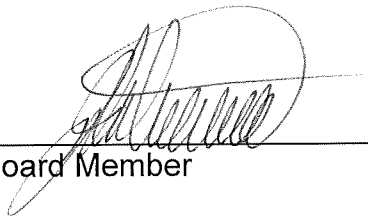
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**OPEN FORUM**

Two owners were in attendance, Ilah Herndon & Joe Raffa. Owner Ilah addressed the Board regarding her fence. The Board advised her that the fence is being surveyed and management is to follow up with BHA Inc. to see when they will be out to determine the responsibility of the fence. Secondly, Board member Dave brought up an issue with E-bike riders driving fast on the trail. He asked if signage can be posted along the trail to alert E-bike riders. The Board advised they will monitor this issue.

**ADJOURNMENT:**

There being no further business to discuss, the open meeting adjourned at 8:05 PM.

  
\_\_\_\_\_  
Board Member

3/25/24  
Date