

**SUNKIST VILLAS HOMEOWNERS ASSOCIATION  
HOMEOWNERS MEETING MINUTES  
FEBRUARY 18, 2014**

**ROLL CALL** – Board members in attendance were Kish Lekhraj- President, Richard Teasley – Secretary Gregg Bercovitz – Vice President and Angela Makaryan- Treasurer and Margaret Davis – Member at Large. Representing Westcom Property Services was Ana Elizondo. Owners in attendance were Units 27, 81, 29, 4, 66, 4, 76, 11 and 48. Meeting called to order at 7:05 pm.

**Next months meeting** – Next month's meeting has been tentatively scheduled to take place on March 18, 2014 – location to be determined.

**OPEN FORUM**

Unit 27 – Owner reported lights out at Units 4, 45 and 73. Pool light also out under bench. The Board will address the pole light issues and asked Ana to contact Melvin for the pool light. Owner inquired about spa repairs. Board advised repairs to begin in early March. Owner inquired about the recent fire at Unit 11. Board advised that fireplaces are not specifically addressed in the CC&R's. Quotes' being obtained for repairs and responsibility of repairs is still being determined.

Unit 81 – Owner thanked the Board for removal of the monument on Sunland Blvd. Owner addressed guest parking space issue. Advised the board that enforcement of the rules needs to be in place.

Unit 29 – Owner in attendance to discuss inspection of patio that he recently installed. Board advised that they would speak with the owner in executive session.

Unit 66 – Owner thanked Kish for his efforts on the termite/wood work. Owner inquired about the status of the mailbox replacement. Ana advised that mailbox quote is pending.

Unit 4 – Owner advised the Board that the grassy areas should be aerated. The owner suggested that the Association send a letter to all owners about the care and maintenance of fireplaces and chimneys. The owner advised that she is not receiving monthly billing inserts since she went to paperless billing. Ana advised that she would look into this for the owner. Owner advised that her back gutter is leaking. Ana will look into repair of.

Unit 76 – Owner inquired about the status of the individual water meters for the units. Board advised that follow up to owners would be done shortly.

Unit 11 – Owner in attendance to discuss fireplace/chimney fire. Owner advised that they cleaned the flue about 5 years ago and that at times they burn paper in the fireplace.

Unit 48 – Owner in attendance to discuss recent construction violations. Board advised that they would discuss this matter in executive session.

Since there were no further open session matters to discuss, open forum session was closed.

**Minutes** – The minutes of the January meeting were approved as written.

**FINANCIAL REPORT** – Angela gave the following report: Balance as of January 25, 2014 – Operating – \$70,979.54. Assessment Receivable - \$25,986.82 and Reserves - \$86,729.39.

**OLD BUSINESS**

**Billing Inserts** – Inserts regarding volunteers for the Board will be sent with the March billing statement again.

**Architectural Inspection** – Email to Board about patio inspection at Unit 29. Board to discuss in executive session.

**Landscape Debris** – Letter sent to Unit 42 about disposal of landscape debris in the common area.

**Common Area Plumbing** – The Board reviewed and approved reimbursement for common plumbing repairs to Unit 65.

**Shrine on Sunland Blvd** – Shrine removed by family of the deceased.

**Pool/Spa Leaks** – Estimates for repairs approved and repairs to begin in early March.

**NEW BUSINESS**

**Utility Closet** – Unit 30 reported an issue with the doors to the utility closet. Kish advised he would take a look at and speak to the owner.

**Adjournment** - Since there was no additional business to discuss the Board meeting was adjourned at 8:02 pm.

Respectfully Submitted by: Ana Elizondo, Westcom Property Services