

**SUNKIST VILLAS HOMEOWNERS ASSOCIATION
HOMEOWNERS MEETING MINUTES
MARCH 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, 29, 32, 30, 81, 44, 16, 76 and 42. Meeting called to order at 7:07 pm.

Next months meeting – Next month’s meeting has been tentatively scheduled to take place on April 16, 2014 – location to be determined.

OPEN FORUM

Unit 27 – Owner inquired about Jacuzzi repairs (work started today) and removal of Oleanders. Board asked Ana to obtain an estimate from SLM on the oleander removal. Inquired about termite work. Board advised repairs are on-going to the buildings.

Unit 29 – The owner read a letter to the Board with respect to the recent installation of an illegal patio structure. He requested that the Board cease and desist from any further action against him. He submitted a revised architectural request for consideration. The board will discuss how to proceed with this matter in executive session.

Unit 32 – Owner had nothing to discuss.

Unit 30 – Owner inquired about the needed waterproofing work to her utility closet. An estimate was obtained and in the packet for review.

Unit 81 – Owner inquired as the reason behind why there are late charges on the DWP bills. In addition, he inquired about his request for sprinkler repairs near his unit. Ana will follow up with SLM on the bid for sprinkler repairs and the Board advised that late fees are being credited by the DWP.

Unit 44 – Owner had nothing to discuss.

Unit 16 – Owner inquired about removal of oleanders near the unit. Richard advised he would look at the area and advise on next step.

Unit 76 – Owner inquired about letter received from the DWP regarding sanitation fees. The Board advised her to complete and return.

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

Minutes – The minutes of the January 2014 meeting were approved as written. The minutes from the Annual Meeting held on July 17, 2012 were corrected to read as follows: Margaret Davis, Angela Makaryan and Richard Teasley were elected to serve on the Board for a 3 year term (not 2 years as indicated). Corrected July 2013 annual minutes were approved.

FINANCIAL REPORT – Angela gave the following report: Balance as of February 25, 2014 – Operating – \$61,143.86. Assessment Receivable - \$23,126.64 and Reserves - \$81,394.23.

OLD BUSINESS

Mailbox Replacement – Order for new boxes has been placed. Order should be delivered by mid-April. Installation will be coordinated once received.

Fence Repairs – Letter sent to Unit 73 regarding their responsibility for fence repairs in the amount of \$350.00.

Architectural Approval – Approval granted to Unit 48 for a fence extension and front door replacement. Owner advised that 4 in gap created by fence extension will be filled with concrete (see e-mail dated 3/4/14).

Architectural Request – Request received from the owner of Unit 54 for the installation of a new front door. Approval granted with the condition that the door will be painted to match the trim of the building.

Drain Issue – Unit 34 – The owner of this unit sent e-mail with regards to a drain issue. The Board advised that this matter would be discussed in executive session.

Waterproofing Bid – Unit 30 – Bid to be reviewed and discussed in Executive Session.

Gutter Repairs – Estimate for replacement of gutters at Units 3-4 was reviewed and approved by the Board.

NEW BUSINESS

Drain Issues – Reports of drain issues at Units 1, 19, 20, 23, 47, 48 and 73. Unit 73 advised of water intrusion and damages to the interior of their unit. Board advised that they are working on a solution to the issue at Unit 73.

Drain Repair Estimate – Estimate from Pepper Builders obtained and reviewed. Board advised additional bid is pending.

Question on Invoice from Pepper Builders – Board questioned hours charged for emergency drain issues. The Board agreed to pay contractor for 5 hours of their time, not the 6 hours charged. Ana will advise the contractor.

Credit with SLM – The signing credit given by SLM of \$1,250 has been used for various irrigation repairs throughout the community (see invoice #23983).

April Billing Inserts – Copy of April billing inserts reviewed.

Tree Trimming/Brush Clearance – Ana will request a bid from SLM for this work.

Missing Allstate Check – Board advised to have the missing Allstate check voided and reissued.

Adjournment - Since there was no additional business to discuss the Board meeting was adjourned at 7:55 pm.

Respectfully Submitted by: Ana Elizondo, Westcom Property Services