

**SUNKIST VILLAS HOMEOWNERS ASSOCIATION
HOMEOWNERS MEETING MINUTES
JUNE 17, 2014**

ROLL CALL – Board members in attendance were Kish Lekhraj - President, Richard Teasley – Secretary Gregg Bercovitz – Vice President and Angela Makaryan- Treasurer. Margaret Davis – Member at Large was absent but excused. Representing Westcom Property Services was Ana Elizondo. Owners in attendance were Units 44, 48, 29, 15, 11, 76, 66, 4, and 80. Meeting called to order at 7:12 pm.

Next months meeting – Next month’s annual meeting has been rescheduled to take place on August 19, 2014 due to an error in the recent ballots that were mailed to half of the community. A retraction letter has been sent to those units and a new notice and ballot will be sent to all owners in early July. Candidate forum will take place at the July 15, 2014 Board meeting.

OPEN FORUM

Unit 44 – Owner had nothing to discuss.

Unit 48 – Owner wanted to discuss landscape issues. The Board advised that landscape issues are being addressed.

Unit 29 – Owner advised that a copy of the title showing him as an owner has been provided to Westcom. Ana advised that corrected ballots including his name will be sent to the membership in July.

Unit 15 – New owners of the unit in attendance and advised the Board that there are drain issues in the exclusive use backyard. Board advised that their unit would be added to list of drain repairs.

Unit 11 – Owner had nothing to discuss.

Unit 76 – Owner advised that there is fence work needed on her unit. She advised that the asphalt is lifting in the front corner of her unit. She also addressed the issue of broken pool spikes. Board advised fence repairs are in the process and the asphalt issue will be addressed once the wood and painting work is completed. Pool spike repairs will be addressed.

Unit 66 – Owner in attendance to address comments that were made by an owner about him at the May 2014 Board meeting. Owner (previous Board Member) advised the Board and owners in attendance that he was NOT in favor of approving the last loan taken out by the HOA. He advised that the comments made were erroneous.

Unit 4 – Owner advised the Board that they are not being proactive in their brush clearance efforts. Owner advised that the landscape crew is not cleaning up and picking up debris properly. Board took the owners concerns under advisement with regard to the fire clearance and they advised that they would speak to the landscape company.

Unit 81 – Owner advised the Board that Unit 80 has illegal and without permission installed wood boards on the newly installed HOA fence separating both units. The fence has been damaged. Board advised that it would discuss the matter in executive session.

Minutes – The minutes of the May 2014 meeting were approved as written.

Ana advised that all 2014 meeting minutes have been added to the HOA website. Audio recordings will be added next month.

FINANCIAL REPORT – Angela gave the following report: Balance as of May 25, 2014 – Operating – \$78,166.06. Assessment Receivable - \$26,446.54 and Reserves - \$78,210.85.

Annual Review/Reserve Study – The annual review and reserve study are underway and in the process of being prepared.

2014-2015 Budget and disclosures have been distributed to the membership by mail.

OLD BUSINESS

Committee Volunteers – Committee volunteer forms have been received and are currently under review by the Board. The Board will advise the owners which committee(s) they have been elected to serve.

Drain Replacement – Bids for drain repairs for Units 20-22 are pending. Kish and Richard obtaining additional estimates. One bid obtained by Westcom from Pepper Builders.

Utility Closet Waterproofing – Waterproofing repairs to the utility closet by Barbosa Construction have been completed.

Mailbox Replacement – Ana advised mailboxes were installed Saturday May 21, 2014. Kish confirmed that all mailbox keys have been distributed.

Pasadena Landscape – Ana advised the board that payment in the amount of \$1,400 is still due to Pasadena Landscape. Board tabled discussion until next month.

Block Wall – Email from Unit 44 received advising of block wall issues and damages being caused by tree roots. Board to address this matter at a later date.

NEW BUSINESS

Gas Meter Installation – Notice from the gas company received advising that new meters will be installed to all units over the next few weeks. Owners with questions should contact The Gas Company at 1-877-268-6211.

Adjournment - Since there was no additional business to discuss the Board meeting was adjourned at 7:53 pm.

Respectfully Submitted by: Ana Elizondo, Westcom Property Services