

**SUNKIST VILLAS HOMEOWNERS ASSOCIATION  
HOMEOWNERS MEETING MINUTES  
JULY 15, 2014**

**ROLL CALL** – Board members in attendance were Kish Lekhraj - President, Richard Teasley – Secretary Gregg Bercovitz – Vice President and Margaret Davis – Member at Large. Angela Makaryan was absent but excused. Representing Westcom Property Services was Ana Elizondo. Owners in attendance were Units 44, 48, 46, 81, 76, 4, 30, 29, 27, 32, 40 and 25. Meeting called to order at 7:08 pm.

**Board Member Resignation** – The Board informed the membership that Angela Makaryan had tendered her resignation to the Board. Board acknowledged her resignation and thanked her for her past service to the HOA.

**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.

**Candidate Forum**

Val Aleska stated her position and qualifications for running for election as better communication between the owners, implementing security measures, has insurance & website background.

Gregg Bercovitz stated his position and qualifications for running for election as having a 24 year history and much knowledge of and with the HOA and has an extensive real estate and construction background.

Aram Arakelyan stated his position and qualifications for running for election as having an engineering background and being in charge of large projects. He discussed accountability and making workers accountable. He discussed possibly implementing a newsletter for the community and stated that by voting for him it would be a change for the better.

Candidate forum was closed.

**OPEN FORUM**

Unit 44 – Owner had nothing to discuss.

Unit 81 – Owner had nothing to discuss.

Unit 76 – Owner inquired about fence work needed to the unit. The Board advised that the fence work is on the list of pending items.

Unit 4 – Owner advised of firework issue throughout the community and that the brush clearance was not done adequately. She also mentioned fencing issues and recommended to the Board to consider changing to composite material for future fencing replacement.

Unit 30 – The owner inquired about tree trimming. The Board advised that tree trimming is done in phases every year.

Unit 27 – The owner inquired about repairs she had observed being made at Unit 30. The Board advised that repairs were being made to the utility closet due to water intrusion issues. The owner also recommended that No Smoking signs be placed in the pool area and commented that the Board should consider inviting the SLO from the LAPD to the annual meeting. The board asked the owner to make the invitation on behalf of the HOA. Mary Jo will also assist in updating the No Trespassing Permit for the HOA.

Unit 32 – The owner had nothing to discuss.

Unit 40 – The owner advised that they noticed overwatering of the common areas.

Unit 25 – The owner had nothing to discuss.

Unit 46 – The owner discussed consistency with regard to violation letters. Advised that the Board needed to make sure they were consistent when sending letters and fines to owners.

Open forum was closed at this time.

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

**FINANCIAL REPORT** – Richard gave the following report: Balance as of June 25, 2014 – Operating – \$74,329.29. Assessment Receivable - \$24,723.84 and Reserves - \$67,876.81.

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

### **OLD BUSINESS**

**Committee Volunteers** – Committee volunteer forms have been received and will be reviewed by the newly elected Board after next month's annual meeting.

**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 have been completed.

**Pasadena Landscape** – Ana advised the board that payment in the amount of \$1,400 is still due to Pasadena Landscape. Board approved final payment of \$1400 on tree trimming contract.

**Spa Repairs** – Dispute e-mail received from Dave from Swimming Pool Solutions regarding unpaid fees for work done to the spa. The board advised that the work done was obsolete and that this had been expressed to the vendor prior. Monies owed would be withheld until clarification obtained.

**Landscape/Slope Clearance** – E-mail received from the owner of Unit 4 regarding additional slope clearance work recommended. Ana sent e-mail to the Board asking if she should obtain a bid for this extra work from SLM. The Board advised that clearance done and not needed at this time.

### **NEW BUSINESS**

**Architectural Request** – Request received from Unit 80 for fence modifications. The Board decided to table this for the new Board.

**Street Re-striping** – An estimate was received from Asphalt Jungle to restripe the streets, car stalls, NO PARKING, and 10 MPH. Board decided to pass on this expense at this time.

**Landscape Walk** – Board will be scheduling landscape walk with SLM shortly.

**Architectural Request** – Unit 49 requested that an architectural request form be sent to them. I will send to them by mail.

**Adjournment** - Since there was no additional business to discuss the Board meeting was adjourned at 8:35 pm.

Respectfully Submitted by: Ana Elizondo, Westcom Property Services