

SUNKIST VILLAS HOMEOWNERS ASSOCIATION
HOMEOWNERS MEETING MINUTES
June 17, 2013

ROLL CALL – Board members in attendance were Hugh Tidwell - President, Kish Lekhraj- Vice President, and Richard Teasley – Secretary, Angela Makaryan – Treasurer and Margaret Davis – Member at Large. Representing Westcom Property Services was Ana Elizondo. Owners in attendance were units 27, 64, 76, 4, 46, 11,6,33 and 4. Meeting called to order at 7:04 pm.

Next months meeting – Next month's meeting is the HOA Annual meeting and it has been scheduled to take place on July 29, 2013 – poolside.

OPEN FORUM

#27 – Owner advised that after recent landscape repairs some of the irrigation, specifically sprinklers, were not re-installed. There are also some dead Oleanders behind her unit that should be removed. Kish advised that he would speak to Allstate about her concerns.

#64 – The owners daughter was in attendance to discuss recent tree trimming request. Owner advised tree dangerous and should be removed. The Board advised that it was in the process of obtaining estimates and recommendations for the tree in question.

#76 – Owner asked about removal of dead pine tree behind her unit. Board advised that is working on estimate for removal. Owner inquired about status of wood and paint repairs for her unit. Kish distributed termite repair map to the owners in attendance and advised the owner that her building should be done in the next few weeks. Owner commented about her disappointment with recent dues increase. She anticipated a special assessment instead.

#4 – The owner commented that she was in agreement to the Boards decision to increase the dues. It was needed at this time. She did ask for the Board to consider sending information to the owners about water conservation as this is one of the Associations largest expenses. The owner also addressed concerns with brush clearance. Board advised that the work has been completed but if we are cited by the LAFD the contractor who did the work would be responsible to obtain compliance and for any fees imposed.

Hugh advised that the Board is looking into sub-metering the water to each unit. By doing this, each unit will be responsible and accountable for the cost of the water being used individually. The Association would pay for the installation cost of the meters. This item is still under discussion and being researched further.

#46 – Was in attendance to discuss dues increase.

#11 – Owner was in attendance to also discuss the dues increase.

#6 – The owner was also displeased with the recent dues increase. The owner inquired about getting pool furniture for the pool area. The Board advised that the furniture has ended up in the pool area and it does not want to spend the money when the furniture will just be mistreated.

#33 – The owner was also in attendance to discuss dues increase. The Board was questioned about their bidding requirements and the Board advised that the larger jobs are bid out and that the HOA only contracts with licensed and insured vendors. The owner asked Ana to send them an architectural request form.

Many owners discussed their disappointment of the recent increase. The Board welcomed feedback and recommendations on where the HOA could cut expenses in the budget. Owners were encouraged to review the HOA's financial records and present the Board with recommendations.

Landscape concerns were also addressed and the Board advised that it is currently re-evaluating the landscape contract.

Eucalyptus Trees – Board asked Ana to follow up with Pacific West Tree Care on bid.

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

Minutes – The minutes of the May meeting were approved as corrected. All in favor. Motion passed.

FINANCIAL REPORT – Angela gave the following report: Balance as of May 25, 2013 – Operating – \$38,190.19 and Reserves - \$157,469.68.

2013-2014 budget has been distributed to owners. The Board approved an increase in the dues of \$48 per unit per month. This is the 1st increase in 5 years and is necessary in order to build reserve funds. The budget and disclosures were mailed to all owners in accordance with Civil Code 1365.5.

OLD BUSINESS

Architectural Request – Unit 80 request for front door replacement pending. Owner advised that she will be modifying the request to include window installation.

Cell Tower – Hugh advised that this item is still pending and he will provide update soon.

Plumbing Expense – Letter received from the owner of unit 1 advising that plumbing expenses have been paid.

NEW BUSINESS

Architectural Request – Request received from the owner of Unit 7 for window replacement. Kish advised that the owner is no longer interested.

Maintenance of Common Areas – The Board would like to advise owners that maintenance of the common areas should only be maintained by the Association. Due to liability issues please refrain from having your personal contractors (landscape, gardeners, plumbers, etc.) do work on common area property .

Roof Repair Request – Roof repair request received from Unit 54. Ana advised that she had a roofer inspect and no problems were noted. Kish advised that he would look at the area.

Termite Inspection - Inspection report received for Unit 58. Board approved termite treatment work.

Adjournment - Since there was no additional business to discuss the Board meeting was adjourned at 8:15 pm.

Respectfully Submitted by: Ana Elizondo, Westcom Property Services