

**SUNKIST VILLAS HOMEOWNERS ASSOCIATION**  
**HOMEOWNERS MEETING MINUTES**  
**April 15, 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 80, 81, 32, 27, 11, 35, 27 and 18. Meeting called to order at 7:04 pm.

**Next months meeting** – Next month’s meeting is tentatively scheduled to take place on May 20, 2013 – poolside.

**OPEN FORUM**

#81 – The owner of Unit 81 was in attendance to lodge a complaint toward the owner of Unit 80. The two owners were in attendance and discussed several issues with the Board. The Board made it clear that all owners are treated equally and Board members are not exempt from the governing documents.

The owner of this unit informed the Board of a dog barking problem with a specific unit. The Board advised that it would be looked into and addressed.

#32 – Nothing to discuss.

#27 – The owner inquired about paint for the wood replacement area at the exterior of the fireplace. Kish advised it would be taken care of. The owner was advised by the Board that the neighboring owner has given permission for the Association to plant privacy bushes on their property. Unit 27 advised that she would coordinate efforts for estimate for the planting. The owner also reminded the Board about the tweaked wood board on the fence of Unit 28. Ana advised she would follow up with Anibal.

#11 – The owner was in attendance and inquired about a letter she received advising of the Boards intentions to install concrete where she recently laid cement pavers. She advised the board that the cement pavers were working just fine and informed them that there was no need to spend money on the concrete installation. The Board advised that it would take this under consideration.

#35 – The owner of the unit was in attendance to discuss the dying grass in front of her unit. She informed the Board that the recent re-seed did not take. She showed the Board pictures of the area. The Board asked Ana to report this matter to the landscape company.

#18 – The owner of this unit was in attendance to discuss the recent water intrusion into his neighboring unit 17. He inquired about the cause of the water intrusion. Board advised that when an HOA sprinkler valve got stuck on, it flooded their planter and the water made its way into Unit 17. The Board advised that it was unaware that Unit 18’s irrigation lines were connected to the Associations and informed the owner that the line has been capped off and the valve has been replaced.

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

**Minutes** – The minutes of the February meeting were approved as written. All in favor. Motion passed. There was no March 2013 meeting held.

**FINANCIAL REPORT** – Angela gave the following report: Balance as of February 25, 2013 – Operating – \$44,176.53 and Reserves - \$218,154.52.

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Loan – A loan denial letter was received from Pacific Western Bank for a recently applied for loan. The reason stated for the denial was due to the high number of delinquent units. Ana advised that the loan officer stated that delinquencies should be cleaned up and recommended applying again after 6 months.

Reserve Study – Pending.

2013-2014 Budget – Ana advised the Board that draft budget should be reviewed and approved at the May meeting for distribution the owners by May 31<sup>st</sup>. Angela advised that she would work on the budget and send draft to the Board for review.

#### **OLD BUSINESS**

**HOA Website** – The website is up and running. The new associations' website is [www.sunkistvillashoa.org](http://www.sunkistvillashoa.org). Audio password is **audio-2012-hoa-recordings**.

**Architectural Request/Approval** – Unit 29 request for patio cover installation was approved.

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

#### **NEW BUSINESS**

**Property Inspection** – The Board reviewed inspection conducted by Ana on April 12. Letters on violations will be sent accordingly.

#### **BID PACKET**

- **Pine tree trimming estimates – Board reviewed estimates and approved estimate for trimming by Pacific West Tree Care. Ana will coordinate trimming work ASAP.**

**Architectural Request** – The owner of Unit 80 submitted request for the installation of a new front door. The board asked the owner to submit a picture of the door for consideration.

**Adjournment** - Since there was no additional business to discuss the Board meeting was adjourned at 8:06 pm.

Respectfully Submitted by: Ana Elizondo, Westcom Property Services