

**SUNKIST VILLAS HOMEOWNERS ASSOCIATION
HOMEOWNERS MEETING MINUTES
May 20, 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, 76, 4 and 11. Meeting called to order at 7:10 pm.

Next months meeting – Next month’s meeting is tentatively scheduled to take place on June 17, 2013 – poolside.

OPEN FORUM

#27 – Owner informed that the Ralph’s grocery store block has been bought. Mentioned debris on Sunland Blvd. Kish advised that he will be meeting with Allstate soon to address many landscape issues. Owner asked if landscape crew could remove memorial on Sunland Blvd. Owner asked of removal of X on wood fence next to Unit 57. Board advised fence marked for replacement.

#76 – Owner asked if tree in backyard could be trimmed. Board advised trimming of trees in the exclusive use backyards was the owners responsibility. Board advised that when the next bulk trimming request is made, we will advise the owners so that they can request trimming estimate for work in their yards. Owner advised of needed fence repairs that were caused by common area trees. Kish to inspect and report. Board may be willing to split cost of repair.

#4 – The owner asked why the pines were done so late in the year. Board advised that pines were in danger of breaking as they were very top heavy. Owner advised of a dead tree between Units 4/5. Owner reminded the Board that Bruch clearance should be done soon. Noted poisonous sumac growing on the common slopes.

#11 – Owner thanked Ana from Westcom for her quick response to her insurance information request. The information was faxed and they also received a hard copy by mail.

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

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

FINANCIAL REPORT – Angela gave the following report: Balance as of April 25, 2013 – Operating – \$23,385.30 and Reserves - \$160,864.88.

2013-2014 – A draft of the budget was reviewed by the Board. The Board decided to discuss budget in executive session as discussion of contract renewals would be included.

Reserve Study – Reviewed and approved as presented.

Annual Financial review – Estimate from Tim Bradley CPA was reviewed. Board asked for additional bids.

OLD BUSINESS

Architectural Request – Unit 80 request for front door replacement pending. Door selection is forthcoming for review.

Architectural Request – Unit 65 request for security camera installation (2) approved.

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

NEW BUSINESS

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

Tree Trimming Estimate – Estimate reviewed for tree trimming estimate by Unit 64. Board advised that it would include trimming work in the next bulk tree trimming done at the property.

Extra pine work at Unit 13 also recommended. Removal of tree recommended. Board will review further and advise.

Fence Work – E-mail from Richard reviewed for needed fence work at Unit 75. Kish to have Fence Company provide estimate. Will also include fence work at Units 15-16, 51 and 73.

Downspouts/Gutters – The owner of Unit 30 sent e-mail requesting a water diverter be installed on the bottom of her rain gutter as all the water empties into their garage. The Board advised that there are many that need to be done throughout the community and the Board will have the diverters installed before the next rainy season.

Sprinklers – E-mail received from the owner of Unit 4 regarding the sprinklers being on during the rain. She advised the Board that they should be turned off when the rain is expected to conserve water.

Adjournment - Since there was no additional business to discuss the Board meeting was adjourned at 8:08 pm.

Respectfully Submitted by: Ana Elizondo, Westcom Property Services