

**SUNKIST VILLAS HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
JULY 29, 2013**

ROLL CALL – Board members present were Hugh Tidwell, Kish Lekhraj, Margaret Davis, Richard Teasley and Angela Makaryan. Representing Westcom Property Services was Ana Elizondo. There were no elections required this year thus a quorum of the owners was not necessary.

OPEN FORUM

The Annual Homeowners Meeting was called to order at 6:30 p.m.

The following issues were discussed by the Board:

- Future Capital Projects – Completion of Building repairs and painting (50%), New Roofs, Paving and Block Wall Repairs
- Ongoing issues – Tree trimming, root issues effecting sewer lines, sprinklers and pavement, balcony replacement, brush clearance, landscape issues and water bills, fence replacement, parking violation issues, pool violations and security.

QUESTION AND ANSWER

Dues increase – Many owners were in attendance to discuss the recent increase in assessments. Many owners did not understand the need for such a large increase. The Board attempted to explain the cost of maintaining the community and need to raise reserve funds, to no avail. Many owners expressed anger and frustration at the increase. The Board welcomed discussion of ways to cut expenses in the budget and encouraged the owners to review the association's finances and make recommendations on how to reduce the monthly fee.

At this time the owners advised of leaking sprinklers, lack of landscape maintenance, pointed out various owner violations in reference to parking and noise. Ana encouraged owners to immediately contact her when they notice these items and to not wait until meetings as water is being wasted and repairs and violations can be addressed as soon as reported.

Sub-metering – Owners expressed their disagreement with the Board's recent decision and consideration of sub-metering the units and making the units responsible for water expense.

Unit 46 reported issue with flooding in their garage due to the pitch of the asphalt in front of their unit.

Unit 70 reported issue with sprinkler broken in front of unit.

Unit 50 reported issue with trees from the common area extending over fence of unit.

Adjournment – The Annual Meeting adjourned at 7:35 p.m.

Respectfully submitted by,

Ana Elizondo
Managing Agent