

SUNKIST VILLAS HOMEOWNERS ASSOCIATION
HOMEOWNERS MEETING MINUTES
August 29, 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 81, 32, 73, 29, 76, 70, 20, 42, 69, 47 and 11. Meeting called to order at 7:17 pm.

Next months meeting – Next month’s meeting has been tentatively scheduled to take place on September 26, 2013 – poolside.

OPEN FORUM

#81 – Owner was in attendance to follow up with request for documents. Ana advised that items requested are in process.

#32 – Owner was in attendance to request a fence extension between Units 32 and 31. Board reviewed request and has given approval to proceed.

#73 – Architectural request submitted for the installation of a grape vine on the side yard of the home facing guest parking. Board will review request in executive session.

#29 – Owner requested a 1 year summary of budget. Ana will send information by e-mail.

#76 – Owner asked for status of the painting of her unit. Board advised work to begin the week of October 9th.

#70 – Owner thought meeting was for discussion of dues. Board advised that the meeting notice for that meeting would be sent next month.

#69 – Owner asked about recent wood and painting work. Asked for information on pricing and how long the project has taken and how much longer it had to go. Kish showed owner a map of the community of units completed and units pending.

#47 – Owner was in attendance but had nothing to discuss.

#11 – Owner advised the Board that the lamp post in front of her unit was leaning. Kish advised that he would look into that for her.

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

Minutes – The minutes of the June and July meetings were approved as written. All in favor. Motion passed.

FINANCIAL REPORT – Angela gave the following report: Balance as of July 25, 2013 – Operating – \$62955.54 and Reserves - \$98,989.62.

OLD BUSINESS

Architectural Request – Unit 80 request for front door replacement approved. Owner advised that she will no longer be replacing the windows but is looking into replacement of the concrete patio once the surface drain is replaced.

NEW BUSINESS

Special Meeting Petition – Board is in receipt of a petition to hold a special meeting with the owners regarding dues increase, recent Board decisions, sub-metering and determine the future of board members continuing to serve as representatives. Civil code requirement of 5% of owners requesting meeting confirmed. Meeting will be held 30 minutes prior to next month’s Board meeting on Thursday, September 26, 2013. Ana will send notices to owners.

Document Request – E-mail received from Unit 34 requesting financial documents. Ana will provide documents to the owner as requested.

Property Inspection – Inspection report dated Friday, August 16 provided by Ana. Letters will be sent to units found to be in violation or that require repair/clean up.

Water Damage – Owner of Unit 28 reported water leak in their unit. Board inspected and found leak in the irrigation line adjacent to the unit. Line was damaged by tree roots from trees on Sunland Blvd. Board obtained quotes for the removal of the trees. Owner from Unit 81 advised that he would like opportunity to quote the work. Ana will provide the owner with details of work needed for quote.

Fence Repairs Needed – E-mail received from Unit 78 regarding needed fence repairs and request for tree removal due to size. Kish advised that he would look at the fence and tree and make a recommendation on how to proceed.

Landscape Complaint – Letter received from Unit 54 regarding landscape complaint. Ana will forward to Allstate.

Architectural Request – Unit 73 submitted request for fence extension on side yard of unit. Extension request granted with conditions.

Architectural Request – Unit 20 submitted request for satellite dish installation. Request granted with conditions.

Adjournment - Since there was no additional business to discuss the Board meeting was adjourned at 7:45 pm.

Respectfully Submitted by: Ana Elizondo, Westcom Property Services