

**SUNKIST VILLAS HOMEOWNERS ASSOCIATION
HOMEOWNERS MEETING MINUTES
September 26, 2013**

ROLL CALL – Board members in attendance were Hugh Tidwell - President, Kish Lekhraj- Vice President, and Richard Teasley – Secretary and Margaret Davis – Member at Large. Angela Makaryan – Treasurer was absent but excused. Representing Westcom Property Services was Ana Elizondo. Owner in attendance was Unit 75. Meeting called to order at 7:30 pm.

Next months meeting – Next month’s meeting has been tentatively scheduled to take place on October 22, 2013 – place to be determined.

OPEN FORUM

Unit 75 – Owner was in attendance and asked questions with regard to the proposed sub-metering and the owners concerns on the recent increase in dues.

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

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

FINANCIAL REPORT – Angela gave the following report: Balance as of August 25, 2013 – Operating – \$48,052.57 and Reserves - \$109,179.93.

The Board reviewed and approved the 2013-2014 financial review as prepared by Tom Bradley CPA. If owner would like to obtain a copy of the review, please contact our management company.

OLD BUSINESS

Architectural Request – Unit 80 request for front door replacement approved. Owner given permission with the contingency that door must be painted within 30 days of installation.

Unit 80 was also granted permission for the replacement of the concrete patio in her exclusive use backyard. Owner will advise the Board when concrete removed so the surface drains can be inspected. If replacement is necessary, the Board will have drains replaced.

Architectural Request – Unit 73 request was denied. The Board advised that the height of the grape vine must be below the existing fence line. Letter sent to owner to modify request as requested. Board advised that fence extension must be completed by October 15th or the HOA will complete and bill the owner for the expense. Ana will relay information to owner.

Architectural Request – Unit 32 request for fence extension has been granted.

NEW BUSINESS

Vehicle Damages/Request for Reimbursement – A request for damages to vehicle from the tenant of Unit 80 was reviewed. Vehicle was recently damaged when eucalyptus limb in common area broke and hit vehicle while parked in guest parking. The Board reviewed request for damages and asked Ana to request pictures of damages and a copy of the second estimate for repairs. If pictures were not available, the Board will conduct an inspection of damages and vote by e-mail on whether or not to approve.

Request for Meeting Minutes – Request for minutes received from Unit 54. Ana advised that minutes have been sent.

Maintenance of Common Areas – The Board received a letter from Unit 85 regarding request for tree removal on side of unit. Kish advised he would look at and report his findings to the Board.

Shrine on Sunland Blvd – A report and pictures of shrine on Sunland built for motorcycle fatality. Richard advised that he will reach out to family of deceased and discuss removal.

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Barbosa Construction – E-mail from Angela (Board Member) received advising of Barbosa Constructions lapse in workers compensation coverage. Board advised to be careful and to check on coverage before using this vendor on the premises.

Adjournment - Since there was no additional business to discuss the Board meeting was adjourned at 9:04 pm.

Respectfully Submitted by: Ana Elizondo, Westcom Property Services