

SUNDANCE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
NOVEMBER 14, 2016

PRESENT: Chuck Sammis, President; Peggy Paddock, Vice President; Jane Arellano, Treasurer;

ABSENT: Susi Neal, Secretary; Bud Borrell, Member at Large

MANAGEMENT TRUST: Valerie Cuonzo, CCAM

**CALL TO ORDER**

The meeting was called to order at 6:02 p.m. by President Chuck Sammis.

**EXECUTIVE SUMMARY**

Board Members met in Executive Session prior to the open meeting to conduct a hearing on a violation matter and review delinquent accounts.

**APPROVAL OF MINUTES**

The minutes of the October 4, 2016, meeting were reviewed and a motion was made by Jane Arellano to approve. Motion seconded by Peggy Paddock. Passed unanimously. Minutes will be filed as submitted.

**AUTHORIZATION TO LIEN**

No liens this month.

**OPEN FORUM**

Board Members entertained comments from homeowners re security concerns and will take the comments under advisement.

**MANAGEMENT REPORT**

**Action List** – FYI, Board reviewed.

**Site Review** – FYI, Board reviewed.

**Reserve Payment** – Board Members reviewed and approved the following payment:

          \$1,291.50           Norwalk Plumbing           New water heater for the small pool

**COMMITTEE REPORTS**

**Architectural** – With the absence of Ms. Susi Neal, no report was given.

**Landscape** – Ms. Arellano submitted her report in writing for Board review. The City granted approval on November 14, 2016, for the removal of the eight dead/diseased trees in the community.

**Parking** – Ms. Paddock said new parking permits will be issued at the annual membership meeting next month. Discussion re increasing parking fees. This will be put on the January, 2017 agenda for action. A parking permit was issued approved for 12511 Fallcreek. The holiday tow hold will be in force on the following dates: Thanksgiving – November 19<sup>th</sup> – 28<sup>th</sup>; and Christmas – December 10, 2016 – through

January 9, 2017. Vehicles will not be cited or towed but will still need to be moved every 72 hours per the parking rules.

**Communication/Website** – Mr. Raul Reyes submitted his report in writing for Board review.

**Clubhouse** – No report.

**Rules** – With the attorney.

### **OLD BUSINESS**

**Pool Deck Refurbishment Proposal** – Researching other vendors.

**ByLaws Revision** – In progress.

**Street Repair Bids** – Board Members reviewed proposals and asked Management for another bid. Postpone.

**Paint Bids** – Paint manufacturer will be writing specifications. Postpone.

### **NEW BUSINESS**

**Building Damage Incident on October 23, 2016** – Discussion. A motion was made by Peggy Paddock to approve Landis Williams proposal number 23269 in the amount of \$3,000.00 to make the repairs at 16425 Westbrook. Motion seconded by Jane Arellano. Passed unanimously.

**Water Intrusion Issue** – Discussion. A motion was made by Peggy Paddock to delegate to Management, the decision of selecting a vendor to make the repairs at 16501 Midfield for a cost not to exceed \$3,000. Motion seconded by Jane Arellano. Passed unanimously.

**Sunset Landscape Proposals** – Board Members reviewed proposals and after discussion, a motion was made by Peggy Paddock to approve Sunset Landscape proposal 220 to add holiday color in the community for a total of \$798. Motion seconded by Jane Arellano. Passed unanimously. Discussion. A motion was made by Peggy Paddock to approve Sunset Landscape proposal 219 to clear the landscape drains for a total of \$1,780. Motion seconded by Jane Arellano. Passed unanimously.

**2017 New Parking Permits** – New parking permits will be handed out on Tuesday, December 6, 2016, from 6:00 p.m. – 7:00 p.m. prior to the annual membership meeting.

**Annual Membership Meeting** – The Annual Membership Meeting will be held on Tuesday, December 6, 2016, with registration beginning at 6:30 p.m. and the meeting starting at 7:00 p.m. Board Members approved Ms. Sharon Eshett, Ms. Arlene Valdes, and Mr. Mark Gates as Inspectors of Election.

**Newsletter Items** – Forward to Ms. Susi Neal.

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3

November 14, 2016

**TREASURER'S REPORT** – Ms. Arellano discussed the financial reports saying she advised Karen Lucian of Raymond James Investments to reinvest the \$44,000 in line item 1210 Cash-Operating in a new CD for three months at .50% interest. A motion was made by Peggy Paddock to electronically transfer \$100,000 from the Alliance Association Bank to the Raymond James reserve account for investment. Motion seconded by Jane Arellano. Passed unanimously.

With no further business, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,  
Carol Frankenberg

**THE NEXT MEETING OF SUNDANCE HOMEOWNERS ASSOCIATION WILL BE THE ANNUAL MEMBERSHIP MEETING TO BE HELD ON TUESDAY, DECEMBER 6, 2016, AT 6:30 P.M.**

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BOARD MEMBER SIGNATURE  
APPROVED AS ***SUBMITTED***

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BOARD MEMBER SIGNATURE  
APPROVED AS ***AMENDED***