

# Sunnyside Estates Homeowners Association

Board of Directors Meeting  
Association Clubhouse  
April 10, 2019 @ 5:20 pm

A meeting of the Board of Directors of Sunnyside Homeowners Association was held on April 20, 2019 at the association clubhouse. A quorum was present and business was conducted.

## **BOARD MEMBERS PRESENT:**

Anita Parks	President
Amanda Hoffman	Vice President
Damien Ruiz	Secretary
Clarissa Machado	Treasurer
Josue Gonzalez	Director

## **OTHERS PRESENT:**

William Pullis, Community Manager  
Marlisa Assistant Manager

20 Homeowners

**CALL TO ORDER:** President, Anita Parks, called the meeting to order at 6:16 pm.

**MINUTES:** The minutes of the January 14, 2019 open meeting were presented for review and approval. **Upon motion by Clarissa Machado; seconded by Damien Ruiz; with all in favor, the January 14, 2019 open meeting minutes were approved.**

**Financial Report:** The board of directors reviewed the associations March 2019 financial. The operating account balance is \$64,279.04; the reserve account balance is \$109,067.83, with total assets of \$173,346.97. **Upon motion by Clarissa Machado; seconded by Damien Ruiz; with all in favor, the March 2019 financial was approved.**

**Authorizations to Lien:** The board of directors reviewed the pay or liens from CAFS authorizing the notice of assessment liens to be recorded on APN numbers 616-152-002, 616-155-037, 616-143-021, 616-144-021, 616-146-009, 616-143-005, 616-154-008, 616-153-010, 616-152-009. **Upon motion by Anita Parks; seconded by Clarissa Machado; with all in favor, the listed APN numbers were approved to forward to the attorney.**

**Management Report:** Management discussed the completion of tasks and projects that the board of directors have approved over the last few months. Management reported on the new pool decks, guardhouse removal, landscaping of the area around the old guardhouse area, security, concrete slab removal, Gate system, and street gutter repair.

## **NEW BUSINESS:**

**Approval of Architectural Colors:** The board of directors reviewed the proposed new paint colors. **Upon motion by Anita Parks; seconded by Amanda Hoffman; with all in favor, the board of directors approved the new paint colors.**

**Spa Proposals:** The board of directors reviewed the proposals for re-surfacing the spa. **Upon motion by Anita Parks; seconded Amanda Hoffman; with all in favor, the proposal from Master pools for \$5,895.00 to re-surface the spa was approved.**

**Clubhouse Wall Proposals:** The board of directors reviewed the proposals to repair the sheetrock at the entrance of the clubhouse from water damage. **Upon motion by Anita Parks; seconded by Amanda Hoffman; with all in favor, the proposal from Monarch Maintenance for \$775.00 was approved.**

**Management Contract:** The board of directors reviewed the new contract from CMA. **Upon motion by Anita Parks; seconded by Clarissa Machado; with all in favor, the new contract with CMA was approved with a \$210 per month increase.**

**Common Area Paint Proposals:::** The board of directors discussed the common area paint proposals. **Upon motion by Anita Parks; seconded by Amanda Hoffman; with all in favor, the paint proposal from MC Builders for \$23,225 was approved.**

**Club House Concrete Slab Proposals:** The board of directors discussed the proposals for repairs to the concrete walkways around the clubhouse. **Anita Parks, seconded by Amanda Hoffman; with all in favor, the proposal from Cooper Coating was approved.**

**Judgement Proposal:** The board of directors discussed the collection judgment information for Delphi Law Firm. **Upon motion by Anita Parks; seconded by Clarissa Machado; with all in favor, the \$225.00 for researching a collection was approved.**

**Concert Security:** The board of directors discussed the security proposals for the concerts.

**Commercial Sign Proposal:** The board of directors discussed the proposal from Signarama for commercial parking signs. **Upon motion by Anita Parks; seconded by Clarissa Machado; with all in favor, the proposal from Signarama for \$1,391.45 was approved.**

**Citations Proposal:** The board of directors reviewed the proposals for new Citations for security and management. **Upon motion by Anita Parks; seconded by Amanda Hoffman; with all in favor, the proposal for \$586.92 from Minuteman Press was approved.**

**Concrete Slab Proposal:** The board of directors reviewed the proposal for a concrete slab to be removed and asphalt at the front gate. **Upon motion by Clarissa Machado; seconded by Anita Parks; with all in favor, the proposal from Pro Landscaping for \$1,650.00 to remove concrete and asphalt at the front gate was approved.**

**Street Gutter Proposal:** The board of directors reviewed the proposal from Champion Construction for 1,935.00 to replace a gutter between units 185-186. **Upon motion by Anita Parks; seconded by Amanda Hoffman; with all in favor, the proposal for \$1,935.00 from Champion Construction for concrete gutter work was approved.**

**Camera Proposal:** The board of director's discussed the proposal from Superior Electric for electrical work for cameras at the front gate. **Upon motion by Anita Parks; seconded by Amanda Hoffman; with all in favor, the electrical work for \$375.00 by Superior Electric was approved.**

**Twist Application:** The board of directors discussed the cost of the app Twist that the board uses to communicate. **Upon motion by Anita Parks; seconded by Clarissa Machado; with all in favor, the app twist was approved.**

**Security Proposal:** The board of directors discussed the proposal from Universal Security for coverage during the concert weeks.

**Security:** Table

**Correspondence:** The board of directors reviewed the correspondence.

**Homeowner Forum:** The homeowners discussed with the board of directors topics in homeowner's forum. The following is a list of the topics discussed. Homeowners discussed putting green, commercial parking, parking, dogs, paint colors, and thanked the board of directors for all the hard work.

**NEXT MEETING DATE:** TBD

**ADJOURNMENT:** The meeting adjourned at 6:52 pm

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date