

Board of Directors Meeting

November 13, 2007

- I. Meeting called to order by Matt Penny, President, at 6:35
- II. Motion by Shane Norton to approve October minutes. Seconded by Mike Kamalo, Treasurer. Motion approved.
- III. Shane Norton announced there were no new Architectural Reviews submitted for previous month.
- IV. Review of the Balance Sheet by Mike Kamalo, Treasurer.
 - A. Motion to approve made by Amira St.James, Vice President, and 2nd by Shane Norton.
- V. Managers Report:
 - A. Jim reported there were 125 delinquencies and that the board has decided to take some aggressive actions to get the monies due.
 - B. Budget 2008: Reported that HOA Fees would be raised 15% to \$44.00 monthly. Approval of budget motioned by Matt Penny, President, 2nd by Shane Norton. Motion was approved.
 - C. Projects that have been discussed previously such as lights, Board meetings signs, etc Jim recommended that the Board not spend any monies on any projects until after the New Year.
 - D. Jim is working with Elliott Homes to replace plants or get monies for approximately 500 plants that have died in the common areas upon entry into Sunset Vista. He will continue to work with them about receiving monies in lieu of plants due to the weather and new plants not surviving with it being winter by the time they were to get planted.
 - E. We will wait until New Year to decide on new Landscape Company. Carescape has submitted their bid now.
 - F. There has been some vandalism done to many sprinkler heads.
 - G. Jim said he is getting the run around with Butch Randolph & Associates and requested that the Board members call them to get them to replace the garbage and table at the Ramada area that was damaged due to fire as previously reported. He will email us with information to call.
 - H. Violation Inspection: Process is sped up now for the inspector and Parker Finch. As soon as the information is entered in the Inspector's computer, it sends it immediately to PF with all the details and pictures. Inspections will be done two times a month.
- VI. No New Business
- VII. Open Forum:
 - A. Graffiti on the utility box off of Maricopa. Jim advised the homeowners to contact the utility company directly because they do not want us to cover the graffiti.

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B. Questions about the reserves and if there would be a lot of monies going into the reserves. That is not possible at this time.

C. Concerns about Barking/Nuisance Dogs. Jim can send a notice to owner once. If it continues then he has to have at least two separate neighbors complaining about the dogs. The owner can then be fined. It was recommended to approach the owner of dogs first, to contact Animal Control and/or Buckeye Police Dept as well.

D. There was discussion about the utilities costs within the budget. The common areas are continuing to be over watered. The water will be cut back since we will not be doing any overseeding. Elliott Homes did inquire about paying some of the overseeding costs but when they were told the costs, they opted not to help out.

VIII. Meeting adjourned by Shane Norton at 7:25 p.m.