

Sunset Acres II Homeowners Association Minutes  
Board of Directors Meeting February 9, 2021

The meeting is called to order at 6:01pm. Current board members present visually via ZOOM are Melodee Franz, Sharon Gifford, Ron Kelly, Shannon Newton, and Leo Shen. The Board of Directors (BOD) quorum is met.

A. Treasurer's Report

The treasurer presents information on three accountants which would most closely fit the needs of the HOA. Discussion followed which led to the decision to hire, First Choice Tax Services, Dave Capotosti accountant, at a yearly cost of \$300.00. Should the HOA need a second option, accountant Michael Haubert at a yearly cost of approximately \$500.00, will be contacted. There is a motion to hire First Choice Tax Services, with Michael Haubert as a second choice if needed. The motion is a seconded, and passes 5-0.

B. Architectural Committee (ARC)

The BOD reviews the Architectural Request with diagrams and specifications for a new covered patio and an attached shop/storage addition to the house on Lot 28. After discussion and review of the plans, a motion is made to approve the request with a special condition for the completion of the project in four months. The motion is seconded, and passes 5-0.

There is considerable discussion about the ARC guidelines originally established by the first board at the inception of the Sunset Acres II Homeowners Association. Discussion focused on the ARC request process, compliance with the CC&Rs, and consistent decisions of ARC requests for fairness and to maintain the external appearance of the community. The BOD will continue to discuss this topic at future meetings.

C. The meeting is adjourned at 6:39pm

---

Melodee Franz, Secretary

---

Date