

Minutes of the Sunset Mesa Board of Directors Meeting

May 4, 2014

Meeting was held at 18431 Kingsport Dr, Malibu Vista Dr, home of SMPOA President Linda Kaye. The meeting was called to order by the President at 11:05 AM.

- 1) Directors present: Shyam Amladi, Linda Kaye, Terry Harper, Architecture Committee (AC) Liaison. Directors absent: Scott Joslin, Gregg Bernstein. Both gave their proxies to Linda Kaye for any voting matters. Also present, Dallas Greene, AC Chair.
- 2) The Board discussed the AC Procedures and Guidelines distributed on April 9 to Board members and AC Chair including the reporting structure of AC. After discussion with Architecture Committee (AC) Chair, the President and the Board have agreed to a few revisions and changes. The final draft will be submitted to the Board for approval, along with the Site Visit Request form around 3rd week of May and upon final approval, posted on the website. The draft provides guidelines re: the CCR & R's governing Ocean View Interference (OVI), applicable provisions and also addresses the process that is required to be followed by both the homeowner, the AC and the Board relating to remodeling and issuance of Letters of Determination (LOD).
- 3) A MOTION was made to a) remove the existing AC Site Request form on the website and b) upon final approval, post the new guidelines. It was passed unanimously, including exercise of proxy votes.
- 4) AC Chair and the Board reviewed pending OVI issues and/or / pending LOD's for Messer's. Tate, Beugelman, Feig, Rudzinski and Harper and reached conclusions with respect to all of them. The requesting and dissenting homeowners will be notified by AC chair of the respective outcomes including retractions and revisions thereof. The revised LOD's or other communication will address satellite dish and solar panel installation. The Board re-affirmed certain practices relative to LOD's, requests etc. While these will be summarized in the revised guidelines, some notable provisions are as follows:
 - OVI is the purview of AC, subject to Board oversight and appeal (by requesting homeowner) as provided in the CCR's; Board has the authority to review and approve any issues relating to the aesthetics concerning the remodeling project.
 - If an OVI issue has already been addressed formally, it will not be re-visited by AC unless facts have changed and the matter causing OVI has been satisfactorily addressed by the homeowner.
 - Requesting homeowner is required to follow the process outlined in the website (including submitting site visit request, photographs, notification to the neighbors in the same tract, structural mock-up etc.) before a site visit can be scheduled by AC. If the request is not compliant with procedure, AC will issue a "Decline" LOD to the homeowner.
 - if, pursuant to an LOD request, the AC conducts a site visit and finds additional violations, the homeowner can and will be notified of the violations and expected to address them in any continuing requests
 - AC and/or the Board will not deal directly with the remodeling contractor selected by the homeowner. There have been a few instances where the homeowner appears to have delegated the responsibility for CCR adherence, understanding of OVI and direct communication with AC and other important issues (including aesthetics) to a contractor. It was agreed by the Board members and AC Chair that the responsibility for submitting and completing a CCR-compliant structural modification to the home lies solely with the homeowner. A contractor's role in such requests is to answer structural or other issues involving the plans; however the homeowner needs to lead and participate in all matters involving his/her request.
6. Because of the increase in homeowner plans for solar panel installation, it was discussed and decided that the Board, through its President, will contact 3 companies who specialize in solar panels to select one or more companies that the Board and AC feel comfortable will represent the association's collective interests relative to CCR's. After selection, the Board will post their names and contact information on the website. recommended company .
7. Treasurer's report for May 2014 is attached.

Meeting adjourned at 12:35 PM.



Shyam Amladi, Secretary

SMPOA
Treasurer's Report
May, 2014

To: SMPOA BOARD AND COMMUNITY

From: Scott Joslin

Date: May 12, 2014

As of May 12th, our Wells Fargo checking account statement shows a balance of \$5695.07,

Since April 12th, there have been no expenses.

Since April 12th, we received \$0.04 in interest income.

INVESTMENT ACCOUNTS:

There have been no deposits, withdrawals, or other transactions since the last report. Updated balances will be given in the next report.

Respectfully submitted,