

Board of Directors Meeting  
Sunset Trace Homeowners Association

Meeting January 28, 2020 @ 7pm  
Stamford Pool Meeting

Minutes

- Call to order 7pm                      Adjourned 8:00pm
- Affirmed posting of notice
- Roll Call Attendance:
  - Bob Hazel, President
  - Rose Wright, Treasure
  - Joan duFosse', Secretary
  - Sandy Weikert, Director
- Pledge of Allegiance
- Approval of past minute.
- No Old Business to discuss

**New Business: Purpose of meeting, Christian Hernandez**

**Motion to deny Christian Hernandez ownership of 2985 SST.**

**Section 16.3.9(A)(i) Whether to deny for good cause based on conviction of a crime relating to illegal drugs.**

**Rose Wright 1<sup>st</sup> motion to deny**

**Sandi Weikert 2<sup>nd</sup> motion to deny**

To recap of tonight's meeting:

Looking at Section 16, it appears that the owner or buyer is supposed to notify the board, then the board must review and notify per your governing documents. Review Sec. 16 to insure the proper timing and procedure is followed by all parties.

- Whether to deny for good cause based on conviction of a crime relating to illegal drugs.
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- Discuss with Associations history and problems to drug use and distribution and the Board's obligations toward the legitimate safety concerns of the community.
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- Discuss the applicant's letter and note he admits: conviction and that is not only possession but also intent to distribute, and that it involves cocaine. The conviction was less than 4 years ago.
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- His claims that he has completed probation and claims to have successfully done his NA and AA obligations and is putting all this behind him.
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- Also note that the Board has review and considered the H.U.D. guidelines as the apply to this application and these facts.
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- Weighing the negative and positive factors, and voting based on these facts, the H.U.D. guide lines and what will be in the best interest of the community.

### Matter of Christian Hernandez

The Board is aware concerns the sale of 2985 SST by an absentee owner who currently has a tenant. The protocol for this sale was not followed by either the seller or the potential buyer. The seller was to give notice to the association and the buyer was to have a background check done. We had become aware of the potential sale via a letter by the potential buyer submitted to the office January 16, 2019 @11:21am. A call from the Real Estate Attorney, Mr. Twomey, acknowledging our amendment from June of 2019 that precluded the buyer from purchasing at SST. Mr. Twomey explained he was satisfying the Real Estate company to speak with me as a promise to both the buyer and the Real Estate Company. He understood and was in agreement that the buyer should not be permitted ownership in SST.

The reason for the amendment that was passed in June of 2019 was to protect the community from unlawful activity as well as to protect our infrastructure. He information is familiar to the Board.

The letter from the buyer which is also enclosed, asked the association to overlook his recent experience with the law and make an exception since he has enrolled in NA and AA.

The Federal Government under H.U.D. provides guidelines to be followed that would preclude his ownership.

The potential buyer has not given any money towards the required background investigation but has undertaken to make a significant down payment on a unit and had various inspections made on that property. Unfortunately, again, the process was not followed by the seller which is clearly outlined in our and the seller's documents.

Our attorney, Mr. Dermody, has advised that the above be entered into the minutes of the meeting of 1/28, 2020.

LONNIE,

**ADD ARTICLES OF DRUG INCIDENCES OF SST THAT WAS ATTACHED TO THE PACKET FOR BOARD MEMBERS AND THE RULE FROM THE ATTORNEY TO THESE MEETING MINUTES.**

Lonnie- Bob wanted this list. Please discuss it with him for future workorders.

#### Homeowners questions and complaints:

- Mail-lady driving very fast in community and turning truck around on grass.
- Change rule to extend holiday lights to Jan. 7. Religious holidays end 1/6 12pm.
- Notify **all** Villa homeowners by email blast of new paint colors and voting process.
- Notify all Villa homeowners by email blast of start date of painting the Villas. Also Channel 63.
- Lisa Bonura complained about dark spots on grass after landscaper sprayed for weeds.
- Lisa Bonura suggested a schedule be sent out via Channel 63 or blast of trimming of bushes on Villa Place.
- Landscapers trailer: Camouflage the trailer with screen fabric to hide it from people who can see it.
- Schedule driveway pressure washing for Villas.
- **Before painting of Villas. Ground to foundation has green mold and slime around windowsills and bottom of building. **Must pressure wash before painting. Bob H.****

- Schedule numbering or alphabet concrete car bumpers. Number no longer can be seen and people are parking in other neighbors spots.
- #3032 has a fence problem. Uneven. Needs to be redone by fence people. As per Bob H

Bob B. wants an option to keep the same color (as we have now) on Villas as well as new colors.