

Sunset Ridge Homeowners Association
BOARD MINUTES
January 21, 2009

Board Members present:

Kathy Meikle, President
Bob Hart, Vice President
Teresa Lattimore, Secretary
Randal Houle, ACC Chair
Dan Cox, Treasurer
Jennifer Meuljic, Director
Andrea Jones, Director

Non-Board Member(s) present:

Judy Saleg, Invest West Management

Homeowner(s) present:

Jon Coyle, Nathan & Nedra Rhodes

Meeting called to order at 6:31 pm

Bob Hart moved that minutes from November 19, 2008 be approved. Andrea Jones seconded. Motion passed.

Homeowner, Jon Coyle updated the board with the speed conditions survey stating that the community had less than 5% “no votes” saying there wasn’t a speeding problem in Sunset Ridge. When corresponding with the City, Jon requested the “speed car” timing sign more regularly, and that we are now waiting for a response from the City with plans to decrease the speed on our streets. Jon will continue to meet and speak with the City regarding this issue.

President’s Report:

Kathy suggested that we schedule next year’s special events and post them on the webpage and in the next Newsletter. Here are the events as follows:

Annual Homeowners Meeting 2/18 – 6 pm
Spring Egg hunt 4/11/09 – 1 pm
Annual Community Garage Sale 6/20
Harvest Festival 10/31/09 – 2-4 pm
Holiday Kick Off 12/5/2009 – 5-7 pm

Kathy received the Annual Audit Report for 2006/2007 from Currie & McLain PS. She also signed a new contract for 2008/2009.

Kathy requested Judy to draft a letter to Kevin Wann with concerns regarding Phase 6. Judy agreed to give the final draft to Kathy for review before sending it to Kevin.

Judy requested to revise the 2009 budget to only include amounts based on units that are lived in.

Randal Houle moved to approve the budget revision. Bob Hart seconded. Motion passed.

Treasurer's Report:

Dan Cox reported \$2,051.82 in the operating account, and \$43,309.51 in the reserve account.

ACC Report:

Randal suggested that we have a meeting to discuss all the Rules & Regulations listed for Sunset Ridge. He will send the Rules & Regulations via e-mail to all the board members for review. We will set up a date in the near future to take a look at these.

Clubhouse Report:

Andrea reported that the health inspector was out and with a couple small repairs done, we are in compliance with all health safety regulations.

There was a flood in the clubhouse in December. There was a wall that needed to be patched because of the water damage.

Four new drain grates were installed in the hot tub to comply with new Federal Law. A new treadmill was purchased.

Parks & Trails Report:

Bob reported that there had been a fair amount of damage done due to the winter storm in December. A tree came down and had to be removed. The retention pond nearly overflowed causing Bob to pull the drain plug.

The blackberries were trimmed back.

Vandalism occurred up on the top lot. The railroad ties were re-aligned. Bob suggests that we look into installing a bollard at the top of the hill so a vehicle cannot drive up there.

Website/Welcoming Committee:

Kathy will contact Frieda Flint to verify a website address for new Welcoming Committee Director, Lynn Yaeger.

We are still looking for someone to take over the website position from Frieda.

Old Business:

Andrea received a revised estimate from solar panels to include the clubhouse (along with the pool) for an approximate amount of \$6237.44. Randal will look at the proposal to review the savings vs. gas heat.

New Business:

Annual Board meeting will be held at the clubhouse on Wednesday February 18, 2009. Doors open at 6 pm. Pizza, soda, and prizes will be given. Annual meeting will start at 6:30 pm.

Meeting adjourned at 8:40 pm