

Sunset Ridge Homeowners Association
Board Meeting Minutes

October 19, 2005
(as corrected 11/16/05)

Board members present:

- Frieda Flint, Secretary
- Kathy Meikle, Clubhouse/Pool Committee
- Danielle Frost, Newsletter
- Julie Miller, Parks & Trails

Board members unable to attend:

- Sabrina Hemphill, President
- Jennifer Meuljic, ACC Chair

Non Board member present:

- Andy Beck, Clubhouse Manager

Homeowners present:

Cris & Madelyn Skaug, Rosalie Scamahorn, Stacey & Laura Tice, Tannis McKee, Ayélen Roscher Pickett, Paul Kaufman, Joseph Henry

1. Call to Order at 6:40 p.m.

2. Homeowners' concerns

- A number of homeowners were given time to voice their concerns.

3. September Meeting Minutes

- The minutes from the September meeting were tabled until the November meeting.

4. Security to address parking issues

Kathy Meikle moved to hire Metro Watch security to address the parking situation in Phase 4 immediately at an amount of not to exceed \$1,000. Danielle Frost seconded the motion, and the motion carried. Shannon Skalman of Invest West Management will contact Metro Watch to see how many drives the company will do for the amount quoted.

5. Collections

Tambra McCowen with Invest West Management explained the collection process that Vial Fotheringham's firm will offer. Shannon Skalman with Invest West Management will be e-mailing copy of collection contract to entire board for review.

6. Website

Frieda will be updating the board at the next meeting.

7. Clubhouse/Pool

The board has received 72 surveys back regarding the pool and clubhouse. The surveys had great responses. Bids are being received for lighting of the parking area outside the clubhouse. Pool area options are still being addressed. Small changes will be made to insure that the community is able to give input after each step has been made.

8. Picnic Area Benches

Picnic benches will be installed on the 21st and 22nd. Garbage cans will be placed in each area to make sure garbage does not become a problem.

9. Trails

The trails in the upper areas of Sunset Ridge have improved. The board will be looking into improving the lower area trails.

10. Newsletter

The board has hired a young man to deliver the monthly newsletter door to door until the next statements go out in January.

11. Special Events

A Halloween event will take place in the clubhouse for children. Details are in the monthly newsletter.

12. Burnt Down House

Shannon Skalman with Invest West Management will follow up on the status of the burnt down house.

13. Deer Crossing Signs

Shannon Skalman with Invest West Management will follow up with Chris Barber on the status of the deer crossing signs at the top of Sunset Ridge Drive.

14. Meeting adjourned into executive session at 7:47 PM

Executive session was called to discuss a homeowner fine.

15. Meeting called to order @ 8:06 PM

Danielle Frost moved to forgive the fine of \$75.00 and the late fees that were charged to homeowner Akron Souza for the start of construction prior to submitting an ACC request. Kathy Meikle seconded the motion. The motion was carried 3 to 1 with Danielle Frost not in favor of the motion.

16. Meeting adjourned 8:09 PM