

Sunset Ridge Homeowners Association
Regular Board Meeting Minutes
December 12, 2007

Board members present:

- Andrea Jones, President
- Bob Hart, Parks and Trails
- Pam Austin, Treasurer (ill and left after quorum established)
- Kathy Meikle, VP and Clubhouse Chair (note taker)

Non-Board member present:

- Judy Saleg, Invest West; Katie Merritt
- Chris Tingey, Vial Fotheringham

Homeowners present: None

1. **The meeting was called to order at 6:40 p.m.**
2. **Homeowner Concerns:** None
3. **Approval of Minutes:** *Bob Hart moved that the November 14, 2007 regular meeting minutes be approved. Pam Austin seconded. Motion passed.*
4. **Officer and Committee Reports**

A. President's report – Andrea Jones:

Andrea introduced the board to Chris Tingey. Chris reported on two items. Andrea, Chris and PLH will be meeting at Tract D sometime this month to walk the area and discuss options. We would like to either deed the property back to the adjacent property owners or ask PLH to landscape the property and add benches before they turn it over to us. Andrea will let the board know when the meeting will take place so others can attend if they wish. Chris also reported on the rental cap. He was able to answer all of our questions. He recommends that we prepare a declaration, which will require the approval of 75% of the community. Another option is to do an amendment which the board could approve on it's own. For legal reasons the declaration is a better idea. In a lawsuit the court looks more favorably on a declaration because it has the support of a majority of the community. We have a draft declaration that includes a grandfather clause and hardship exception. We calculate that 16-17% of our current homes are rentals and we discussed capping at 20%. The board needs to make a decision in January on the cap percentage and if we want to proceed at this time. The board believes we will need an owner and team for this project. It may, for example, require visits to each home. This idea will also result in higher fees from IW since it will take time to manage. We discussed offsetting the expense with a move-in/move-out fee of \$100. That fee, if we adopt it, would have to become part of our by-laws.

B. Treasurer's Report – Judy Saleg

All bills have been paid. We have \$1506.40 in our operating account and \$52,387.83 in reserve.

C. Architectural Control Committee (ACC) Report – Jennifer Meuljic

Judy Saleg reported that there was one ACC request that she forwarded to Jennifer. We also have a new ACC form. Judy will send an electronic version to Katie and Frieda.

D. Clubhouse / Pool – Katie Merritt, Clubhouse Manager

Two big issues were discussed:

- The current electrical system is inadequate for our usage. When the clubhouse is being fully used the circuit breakers flip. Katie had an electrician look at our panel and he said it was grossly inadequate. PUD was also out to survey the situation. The first bid is that it will take approximately \$25,000 to add the capacity we need. The high cost is due in part because we are responsible for covering the area from the current box to the clubhouse which is considerable. We will ask that the next box be positioned on the house to reduce and future charges. We will get two more bids; one from Prairie Electric and one from ABC. This work must be done and we will take the funds from the reserve account.
- The best solution to the dampness issue with the pool is an air exchanger. It costs much less than a dehumidifier and Fritz Mechanical believes it will do the job. They just installed one in another pool similar to ours. The air exchanger will come out of the 2008 clubhouse budget and will cost approximately \$11,000.

E. Parks and Trails – Bob Hart

- Painting to indicate no parking will be done in the parking lot.
- J's has aerated and pruned. *Kathy Meikle made a motion to approve up to \$1500 for more comprehensive pruning in the area of the clubhouse. Bob Hart seconded the motion and it was approved.*

F. Newsletter

- Thanks to Bob Hart for getting the newsletter out for November/December. Kathy Meikle will do the next newsletter scheduled for January/February. Please forward any ideas for articles to Kathy. We will include the 2008 calendar, notice of the annual meeting and a reminder to return proxies if they are unable to attend the meeting.

G. Special Events – Jennifer Meuljic

- The holiday party – the Winter Festival – was held on Saturday, December 8th, from 3 to 7 in the clubhouse. It was a great success thanks to the efforts of Jennifer, Katie and Judy.

H. Website Committee – Frieda Flint

No report.

I. Welcome Committee – Frieda Flint.

No report.

5. Old Business: We reviewed current action items. 108, 216 and 218 are completed. 110, 222, 224 are open and ongoing.

6. New Business: Board members please check your calendars. We hope to have our budget meeting at IW on Tuesday, January 8.

7. Adjournment. The meeting adjourned at 8:45 p.m.