

Sunset Ridge Homeowners Association
BOARD MINUTES
December 14, 2005

Board members present:

- Sabrina Hemphill, President
- Julie Miller, Parks & Trails
- Frieda Flint, Secretary
- Kathy Meikle, Clubhouse

Board members unable to attend:

- Jennifer Meuljic, ACC
- Danielle Frost, Newsletter

Non-Board member present:

- Andy Beck, Outgoing Clubhouse Manager
- Katie Merritt, Incoming Clubhouse Manager
- Chris Barber, Invest West

Homeowners present:

Madelyn Skaug; Amy Gunn; Andrea Jones; Robin Beck

1. The meeting was called to order at 6:36 p.m.**2. Kathy Meikle acknowledged Andy Beck** for his great job as Clubhouse Manager.**3. Homeowner Concerns:**

- A homeowner expressed concern about the continued operation of the day care on 54th St, which was supposed to discontinue operation in September. Chris Barber of Invest West to investigate, and if appropriate, assess fines.
- The same homeowner reported there was a wrought iron fence installed on a property on N Street east of the trail in violation of the CC&Rs. Invest West to investigate.

4. Approval of Minutes:

- *Frieda Flint moved that the November 16, 2005 Minutes be approved. Kathy Meikle seconded. Motion passed.*

5. Officer Reports**A. President's report: Sabrina Hemphill**

- Reports included in later topics.

B. Other Officers' Reports - None**C. Financial – Sabrina Hemphill**

- Sabrina met with Invest West to review accounting system. The cash accounting system will always be a month behind. Sabrina indicated that the finances looked good.
- Operating Account balance as of November 30, 2005: \$52,331.74
- Reserve Account balance as of November 30, 2005: \$66,587.73

- Net operating loss of \$6,574.68 for November: We paid the remaining payment on the playground equipment, and we went to a quarterly system in which some homeowners may not be paying until the end of the quarter.

D. Architectural Control Committee (ACC) Report

No new ACC requests

E. Clubhouse – Kathy Meikle

- Clubhouse looking good; new paint, new and refurbished equipment in game room.
- Andy Beck and Katie Merritt, Clubhouse Managers, reported we may have roof leak and flooring problems in game room. Chris Barber to recommend a contractor to Andy and Katie. *Kathy Meikle moved that the Board approve the purchase of a vacuum cleaner at a cost not to exceed \$450. Julie Miller seconded. Motion passed.*

F. Pool Committee Report: Kathy Meikle

The Pool Committee's preliminary recommendation to the Board includes no increase in dues, and a phased approach to changes. *Kathy Meikle moved that the Board accept the proposal presented by the Pool Committee and present it to the community for a 30-day comment period. Julie Miller seconded. Motion passed.*

G & H: Parks and Trails – Julie Miller - Dangerous trees discussed in previous meetings are gone, along with other trees we didn't know were dangerous until they fell during our recent winds!

I. Newsletter – Sabrina Hemphill A president's letter will replace the newsletter this month.

J. Special Events – 50 people attended a very fun holiday party on Dec 3. Ayelén Pickett did a great job. Andy Beck suggested that special events be scheduled as early as possible in the year. This way, the committee will be able to book the gathering room all day or most of the day for set up.

K. Website Committee – Frieda Flint showed the Board the preliminary design.

5. Old Business –

- A. The Vial Fotheringham resolution to collect past due fees and fines is finalized.
- B. Sunset Ridge will return to a monthly dues payment system effective January 2006. Payments due on the 1st, late after the 12th. \$15 late fee, and 12% interest.
- C. Invest West meeting on receipts and accounts – see Financial section.
- D. CC&R landscaping compliance/complaints discussed. Board members to ride along on inspections with Invest West staff. Invest West reviewing specificity of warning and fine letters. Sabrina to talk with Dynamic Realty about landscaping yards on rental homes owned by the company.
- E. Action Item list reviewed and updated.

6. New Business –

- A. Board to meet in early January to review proposed 2006 budget.
- B. Audit: *Kathy Meikle moved we approve Currie & McClain to perform next year's audit of 2005 for an amount not to exceed \$3100. Julie Miller seconded. Motion passed.*

7. Adjournment. The meeting adjourned at 8:21 p.m.