

***Sunset Ridge Homeowners Association
Draft Annual Meeting Minutes
February 18, 2009***

Board members present:

- Kathy Meikle, Bob Hart, Andrea Jones, Jennifer Meuljic, Dan Cox and Randal Houle

The meeting was called to order at 6:30 p.m.

Judy Saleg from Invest West Management, LLC verify that we had a quorum and also provided the proof that notices had been mailed out.

Homeowner Comments / Concerns:

- Question were asked about the loss of income from 2008 to 2009. The Board explained about the current trends of Trustee Sales.
- Owners asked about the current club house equipment and gave suggestions on new equipment.
- Cats: The house rules state that cats are not to be allowed to run around free they need to be kept on a leash.
- It was suggested that the trees at the entrance to Sunset Ridge need to be trimmed.
- Dogs: It was brought up that pet owners need to pick up after their pets, right now the association is paying some to pick up after them and this is becoming costly.
- In the next News Letter the owners would like a section on how to report problems.

Board Reports: Kathy Meikle, president, reported on the accomplishments of 2008 Board. Bob Hard, Parks and Trails, reported on the up keep of the area. Jennifer Meuljic, Special Events reported on the 2009 events (Spring Egg Hunt, Garage Sale, Harvest Event and the Holiday Party). Randal Houle, ACC Chair, gave a brief account of the ACC approvals. Andrea Jones, Club House Manager, gave a report on the club house. Dan Cox, Treasurer reported that we have \$41,261.10 in reserves and that all the 2008 bills have been paid.

Approval of Minutes: *Frieda Flint moved that the Minutes of the February 20, 2008 Annual Meeting be approved. Andrea Jones seconded. Motion passed.*

Approval of Budget: It was announced during that the 2009 budget was ratified, which happens automatically unless a majority of homeowners show up at the meeting and vote against it.

Election of Board of Director Officers:

- The following individuals agreed to be nominated or volunteered to run for Board of Director positions:

Dan Cox
Bob Hart
Jon Coyle
Dennis Campbell

- The following individuals were elected to the Board:

Bob Hart
Dan Cox
Jon Coyle
Dennis Campbell

Adjournment: The meeting adjourned at 7:25 p.m.