

***Sunset Ridge Homeowners Association***  
***Board Meeting***  
***March 18, 2009***

**Board members present:** Andrea Jones, Dan Cox, Jon Coyle, Bob Hart and Jennifer Meuljic, and Judy Saleg from Invest West Management, LLC.

**The meeting was called to order at 6:34 p.m.**

**Homeowners' Cancers:**

Mable Kerr Park is having a "Trail Building Day" on 4/18/09 and everyone is invited to help. Question about a home with a trailer in driveway, IWM stated that they were aware and the problem is being addressed.

Jon Coyle moved to approve the minutes from the January 21<sup>st</sup> Board meeting, Andrea Jones seconded and the motion carried.

**Presidents Report:** Bob Hart reported that he had meant with Chris Barber, Judy Saleg and Shannon Skalman with Invest West Management, LLC and that the meeting was a very productive meeting. Bob also wanted to let the Board know that the Contract calls for 24 drive thoughts in a year and he has agreed to lower that to between 18-20 drive thoughts per year, with the following conditions. A copy of the inspection report is to be emailed to the Board 2 days before the Board Meeting and a copy of the letters are to be brought to the Board Meeting in case there are questions. The Board agreed with this change.

**Treasure's Report:** Dan Cox reported as of 2/28/09 there is \$4,680.19 in the operating account and \$47,887.45 in the reserve account.

**Traffic Update:** Jon Coyle reported that It looks like they may be getting ready to install the temporary speed bumps on Sunset Ridge Drive and 51<sup>st</sup>, and the Mayor will be attending the next Board Meeting.

**Club House Report:** They have done a survey of the owners that use the facility to see which equipment they would like to have added to the workout room, and will be making recommendations to the board in the future.

Dan Cox motioned to accept A&H's bid (Option B \$6,135.60) to replace the shower and to approve the extra tile work and the moving of the drain (for approx \$1,000), the motion was seconded by Jon Coyle and the motion carried.

**Parks & Trails:** Bob Hart reported that the grass areas had been treated for Crane Flies. We are going to have to get bids for some level of Tract D maintenance as we will need to start taking care this area in the spring

**New Business:**

Jennifer Meuljic motioned to add to the Club House Rules, Owners cannot let other owners, kids (that are standing outside the door) or persons not in their party in the club house, and if you do you will be give a \$100 fine and your card will be suspended for 30 days. Motion was seconded by Andrea Jones and the motion carried. If you have guests (4) then you can let them in the club house on your card, if you have rented the club house then you can let your guests in the club house. Please remember if someone is trying to get in and their key does not work - do not let them in. There may be a reason the card does not work.

Andrea Jones made a motion to upgrade the operating system for Jennifer Meuljic's computer for \$200 so that she can monitor the Club House after hours, Dan Cox seconded the motion and the motion carried.

**5. Adjournment:** The meeting adjourned at 7:57 p.m.