

Sunset Ridge Homeowners Association
BOARD MINUTES

April 28, 2005

Board members present:

- Tracy Rascoe, President
- Cris Skaug, Vice President, ACC
- Guy Schoenborn, Treasurer
- Danielle Frost, Director
- Sabrina Hemphill, Parks & Trails
- Karen Dayley, Clubhouse Supervisor
- Danielle Frost, At-Large Member, Newsletter

Homeowners present: There were a many homeowners in attendance.

1. The meeting was called to order at 6:45 p.m.

2. Homeowner Concerns:

- CC&Rs: need to be clarified, e.g., can a homeowner report parking and other violations?
- Burned out home on J Street: what's happening? It's dangerous. When is it coming down?
- Parking: Cars/trucks are blocking movement. Some vehicles appear to be parked illegally.
- Kids in battery operated cars: Dangerous - hard to see, sometimes appear to be unsupervised.
- Speeding: Cars going very fast, cutting corners. Safety, especially kids, should be #1 priority.
- E-mail regarding garbage collection issues. Suggestion was for homeowner to contact City.

3. Approval of Minutes: Sabrina moved that the minutes of the March 16, 2005 meeting be approved. Danielle seconded. Motion passed.

4. Officer Reports

A. President's report: Tracy Rascoe reported that he and Shannon (Invest West) have been communicating with investigators, the bank, and the owner. As far as is know, the owner is responsible for clean up. It is uncertain as to when that will happen. Cris and Tracy met with Pacific Lifestyles regarding completion of community, Ph 4 pond, top lot, the road by the clubhouse, and other matters.

B. Guy Shoenborn, Treasurer, reported the following:

- Revenues for March: \$16,000
- Expenditures for March: \$ 9,300 (25% for downstairs flooring)
- Operating Account Balance (end of March): \$54,000
- Reserve Account (end of March): \$57,000 (fully funded as per last year's plan)

C. Frieda Flint, Secretary, reported that after this month, she will be preparing the minutes, and thanked Shannon of Invest West for her hard work these last few months.

D. Vice President Cris Skaug, ACC Committee, noted he has seen a homeowner trenching in what appears to be the wetlands behind the individual's home. The homeowner who lives next to the concrete wall on 51st street has chosen facing for the wall. This issue appears to be resolved.

E. Clubhouse: Sabrina Hemphill read a report from Andy Beck, Clubhouse Manager. The basement is almost done: the new floor has been laid and equipment is to be moved on Monday, the 18th. Andy recommended the following:

- hire a professional to fix the doors to the pool;
 - purchase a free weight bench with safety bars costing \$834.00. Chris Barber, Invest West, suggested we check to see if our liability insurance would cover possible accidents.
 - charge a flat \$25 fee for rental of the gathering room to simplify the process.
 - that the Board hire Amy Gunn, whom he would train, to handle his duties for the 2 weeks he will be away from work after the birth of his child.
 - that the Board consider constructing a 1/2 wall to separate the downstairs exercise area from the pool entrance.
- A motion on approving the purchase of the free weight bench was delayed until insurance issues could be addressed and other options brought before the Board.
 - Sabrina moved that a \$1,000 check for miscellaneous repairs be cut and given to Sabrina so that necessary repairs to the Clubhouse can be completed before Andy must leave for the birth of his child. Cris seconded the motion. Motion carried.
 - Sabrina moved that Amy Gunn be hired to train with and fill in for Andy during the 2 weeks he will not be working if insurance would cover her. Danielle seconded. Motion passed.
 - Karen moved that we investigate fixing the pool doors. seconded. Motion passed.
 - Sabrina moved that we charge a flat \$25 for rental of the Gathering Room at the time of reservation, with all but \$10 refundable if room not used, and damages to be assessed to the homeowner. Cris seconded. Motion passed. (Note: form should be redone; new policy to be effective June 2005.

F. Pool Committee – Karen Daley: Resident Joseph Henry expressed interest in being part of the Pool Committee. Karen announced that the first meeting of the committee is to be held at 7 p.m. on Monday, May 9 in the Clubhouse. Those interested in joining are welcome. Objectives will be developed and brought to the Board for a vote.

G. Parks and Trails – Sabrina Hemphill: Tot lot issues: The common area on which the tot lot lies will be clearly marked. Sabrina is investigating the costs and processes involved in replacing some or all of the tot lot equipment. The Board discussed putting a picnic table at the bottom of the trail on the east side of Sunset Ridge. Sabrina shared quotes from J's Custom Projects for various landscaping details. Sabrina will seek additional bids.

The landscaper stated that blackberry bushes along the trail must be sprayed or the costs for cutting them back off the trail in the summer will be very high. Berries are sprayed only on Sunset Ridge property, not in the wetlands. Bushes must be sprayed before they bloom.

• Frieda moved something about spraying of blackberries, Danielle seconded, and motion passed.

The Board discussed possibilities for the top lot at the corner of 57th and P. Ideas include picnic tables and possibly playground equipment.

H. Newsletter Committee – Danielle Frost: The possibility of accepting ads for the newsletter was discussed.

I. Special Events – Danielle Frost. Feedback was that the Easter egg hunt was fun. Distributing the flyers door-to-door was an effective way of getting families there.

5. Old Business

A. Review of CC&Rs postponed until next meeting.

B. Day Care Businesses. One business owner responded to the letter that was sent, upset that she was being asked to close her business. Board members have noted that Day Care businesses have had several children in the pool. (Day care operators are to keep children on the operator's property – within the home and in fence yard.) The Board asked Invest West to write a letter to Day Care businesses informing them that lack of compliance with rules will result in a restriction of their clubhouse privileges.

C. Review of fine schedules. Postponed to a special session, to be held Thursday, May 5, from 6:30 to 7:30 in the Clubhouse.

6. New Business

Tracy announced that he was moving to Palm Springs. He advised the Board to hold special sessions to identify officer and committee responsibilities, work on CC&Rs, educate community members, and create a HOA mission statement. Tracy nominated Sabrina for president. A vote was taken. Sabrina was elected. The May Board meeting will be held on May 18, 2005 at 6:30.

7. Adjournment: Meeting adjourned at _____.