

Sunset Ridge Homeowners Association
Special Board Meeting Minutes
May 2, 2007

Board members present:

- Andrea Jones, President
- Greg Schwerdt, Vice President
- Frieda Flint, Secretary, Website Committee, and Welcome Committee
- Bob Hart, Parks and Trails

Non-Board member present:

- Andy Beck, Co-Clubhouse Manager
- Judy Saleg, Invest West

1. The meeting was called to order at 6:50 p.m.**2. Miscellaneous Matters:**

- Bob has had the key information magnets printed. Some modifications needed to be done. The magnets should be ready for distribution in a couple of weeks.
- An arborist from Woodchucks will come out, walk the trails and wetland areas, and provide us with a 5-year plan for responsible management of these areas.
- Andrea to speak with Silvia about plans for the upcoming garage sale event on June 2.
- Andy moving from area by July; he is working with Katie re: pool/spa and other clubhouse matters.
- Judy and Andrea discussed the board training they attended, especially information related to contractors, resolutions to clarify documents, impact of fines on owners with multiple units, e-mails to the management company, homeowner concerns, consistency in rules, abstentions are “no” votes, repeating back motions, and more!

3. Main order of business:

- The board reviewed homeowners’ suggestions from past meetings and written comments. Some suggestions were not in the purview of the board, some were distributed for further action, some were deferred for future consideration.

- Frieda will be preparing a report and a FAQ document for posting on the website and possible distribution.

4. Adjournment. The meeting adjourned at 7:50 p.m.