

Sunset Ridge Homeowners Association
SPECIAL BOARD MEETING MINUTES
September 8, 2005

Board members present:

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

Board member unable to attend:

- Danielle Frost, Newsletter
- Jennifer Meuljic

Non Board members present:

- Ayelén Pickett, Special Events Committee
- Grant Miller, ACC Comittee

Homeowners present: N/A other than above.

1. Call to Order at 6:41 p.m.

2. Welcome to new member, Julie Miller.

3. Ratification of motions made at 8/17 meeting (no quorum). All motions were restated and passed.

4. Recent Board changes/roles were briefly debriefed and discussed. Julie agreed to take on Parks and Trails from Sabrina and Kathy. Kathy will oversee the Clubhouse/Pool. We lack 1 to reach our 7 member level. Internal positions to be assigned include Treasurer, Vice President, and ACC Chair. It was decided to advertise for someone knowledgeable in accounting to handle the Treasurer position.

5. Review of Action Item List:

ACC – Sabrina to provide good example of ACC request for newsletter. Sabrina to ask Andy to send out ACC requests.

Board – Frieda to have more information about website development for next meeting. In the meantime, Board members need to decide what they want the website to do.

Clubhouse – *Kathy Meikle moved to authorize Andy to spend up to \$1500 to purchase better equipment for the clubhouse game room – pool table, foosball, air hockey table, and other items. Sabrina Hemphill seconded. Motion carried.* The clubhouse is to be inspected next week. Once structural engineer information becomes available, we will develop a strategy for next steps to deal with issues.

Community – Sabrina to send another follow up e-mail about getting Pacific Lifestyles to fix the trails and sidewalk. Community clean-up/dumpster idea tabled until spring – April. Board members agreed that having newsletter quarterly was too infrequent. We want to continue it. To be distributed by Sabrina’s neighbor. Sabrina to speak with Danielle.

Financial – Our need for a treasurer is clear. Frieda to follow up with Karen about copy of Visa bill for tables and chairs. Company is to do an audit. Sabrina to contact Invest West and talk with the Auditor about why they waited until the last minute. Also, Sabrina to follow up on our hiring a CPA.

Legal Issues – Richard Levin and Frank Elsasser of Levin & Stein, condominium construction defect attorneys, essentially said that construction defects in the clubhouse would have to be decided under common law, i.e., in the courts. They also stated we did not have a “good legal claim” to prevent clubhouse access to Phase 6 residents.

Neighborhood Watch – No report.

Parks & Trails – *Kathy moved that we increase the monthly fee paid to J’s to cover maintenance of the entrance area, plus maintenance of Phase 4 including the pond. A bid for this increase to be presented for review at the next meeting. Julie Miller seconded. Motion passed.* Picnic tables and benches to be installed on 9/19. The swing sets in both areas have been more securely installed. (Sabrina)

Special Events - Ayelén Pickett, Special Events Chairperson, said the Halloween party is to be held on October 31 between 4 and 6. She requested \$375 by October 1 so she can get started. There will be fun games, coloring, and other activities for kids 0 to 10. Discussion followed about how to promote the event, other than via the newsletter.

6. Other Matters – N/A

7. Meeting adjourned at 8:41 p.m.