

Sunset Ridge Homeowners Association
BOARD MINUTES
November 19, 2008

Board Members present:

Kathy Meikle, President
Bob Hart, Vice President
Teresa Lattimore, Secretary
Randal Houle, ACC Chair
Jennifer Meuljic, Director
Andrea Jones, Director

Non-Board Member(s) present:

Judy Saleg, Invest West Management

Homeowner(s) present:

Susan Hart, Jon Coyle, Keith Stingley, Wanda Stingley

Meeting called to order at 6:35 pm

Homeowner, Jon Coyle, gave an update regarding the speed problems in the neighborhood and ways to address them. The first step in getting City assistance is to identify the problem. Speed information provided by the City confirmed excessive speeds on Sunset Ridge Drive that completes the first step. As an interim measure, two 25mph signs have been recently posted in the neighborhood. The next step in the City process is a survey to homeowners on their support on pursuing speed mitigation in the neighborhood. An article about this issue and a survey will be included in the next newsletter issue. The survey will be an “opt out” version so homeowners will need to respond only if they are in disagreement with the efforts of the Board.

John Zagunis from “Act on Solar” attended to give further information on using solar power for the clubhouse. The estimate he provided was for the pool only. Andrea will keep in contact with John for a new estimate for the entire clubhouse.

Bob Hart moved that minutes from October 15, 2008 be approved. Randal Houle seconded. Motion passed.

Due to the increase in service charges at US Bank, Randal Houle moved that we move our accounts from US Bank to Riverview. Andrea Jones seconded. Motion passed.

Randal Houle moved that we close the safety deposit box at Riverview Bank. Teresa Lattimore seconded. Motion passed.

Teresa Lattimore suggested that we take a second look at all previously “amended” by-laws.

In Dan's absence, Judy Saleg reported \$2,737.26 in the operating account, and \$43,027.47 in the reserve account.

President's Report:

Kathy suggested that we allow up to 8 hrs. Attorney fees to look into our (HOA) interests in the phase 6 and PLH bankruptcy.

Parks & Trails Report:

Bob reported that there has been a lot of clean up needed in the park and trail areas in the past few weeks due to vandalism.

Bob would like to make a few amendments to the Parks & Trails rules:

- I.) Use of trails to trespass on private property is prohibited.
- J.) Use of park and trail areas in an unsafe or threatening manner is prohibited.
- K.) Play structure use is limited to children twelve and under.

Bob asked that the \$1,500 allotment for bark dust in the 2009 budget be amended to \$3,000.

Bob Hart moved to approve the 2009 budget as amended. Andrea Jones seconded. Motion passed.

Clubhouse Report:

Andrea reported that the CAT system needed to be fixed in the pool.

Jennifer is in the process of purchasing a new treadmill for the exercise room.

Special Events:

Jennifer reported that this year's "Winter Celebration" will be held Saturday, December 6th from 5 – 7 pm at the clubhouse.

Jennifer requested the Special Events budget be raised to \$3,000 from \$2,700. The difference to be paid for by the increase in rental fees. Her request was approved and the budget was amended.

Website/Welcoming Committee:

Lynn Yaeger is our new head of the Welcoming Committee. We'd like to extend our special thanks to Frieda Flint for all her service.

Meeting adjourned at 8:45 pm