

Sundance Ridge HOA

Quarterly Association Meeting Agenda October 16, 2011

Thank you to the Kimballs for hosting the meeting.

Present at the meeting were Carl Gustafson, Graham and Priscilla Parker, Dan and Sherry Kimball, Jill and Lane Savitch, Margaret Dunn, Larry and Kathy Devlin, Steve and Debbie Gatherer, Jim and Judith Carmack, Ken and Kathy Brown, Karl and DeVonna Rehwalt, Bill and Evie Gustafson.

Special Recognition

The association appreciates all the volunteer work Jim Carmack has done for the development. He was recognized for all the countless hours he has spent on the pond and installing and maintaining the new LED rockery lights. He monitors the pond, takes out all the pine needles and has tried to keep all the trees and plants growing to name just a few of his tasks. His work has saved the HOA a tremendous amount of money.

Summary Financial Report

Income to date - \$21,787

Expenditures to date - \$15,645

Current balance - \$6,142

Remaining budget year anticipated expenditures - \$1,400-\$1,600

Anticipated ending 2011 balance will be between \$4,000 and \$5,000.

Dues received this year totals \$13,125.00. Generally a reserve of 15% is prudent for a HOA with the assets we have for unforeseen expenses. The dues (and thus the reserve) for FY12 will be voted on at the next HOA meeting (December 3).

Insurance

A question was asked about insurance on the pond that would have covered the problems. D and O insurance does exist, but the policy does not cover the problems with the pond. A question was asked about seeking insurance that would also cover problems with the pond. The board will explore additional insurance options. Jim Carmack agreed to review our policy and make recommendations.

Updates

- Lot sales and building activity. Apparently the Graff house on Allenwhite is under contract and Jeff has indicated that the home will be finished in November. Jean Brock has agreed to complete her home (landscaping and rockfacing). Over the summer, the ACC and Board have worked with builders to provide reminders (verbal, email and letter) about dust suppression, cleaning up work sites and encouraging completion of homes in a timely manner. When asked about these communications, Graham explained that the Board tries to not burden the homeowners with all the daily communication between the ACC and the builders. The lots fronting Allenwhite were discussed and it is felt those lots will probably have a lot of engineering issues during construction and that is why they are neither selling.
- A question was asked about reinstating/developing a preferred builder list for Sundance Ridge. It will be investigated by the board. Builders that could be included are D'Main Construction, Lott's Better Built Homes, Devoted Homes (Fred Giacchi), Bales Construction, LodgeStone Homes, LLC, Dunn's contractor, and Sandcastle Builders, Devlin's contractor.

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- Dust concerns (particularly now that the irrigation season is ending) were expressed. Any homeowner can call the Benton County Air Quality and they generally quickly follow through talking with contractors. Phone number is 783-1304. Homeowners can also call the Richland Code Enforcement at 942-7383.
- Rockery/pond/waterfall repair – Dan summarized what has happened to the pond/pumps since the extraordinary thunderstorm in May and the measures taken to fix a lot of the issues (such as raising the pumps above the pool level) that contributed to the near catastrophic failure. The system is 6-7 years old, piping is exposed to extreme weather conditions, and there were maintenance issues associated with the design, construction and age of the pond. And the fact that we use dirty irrigation water for the feature causes premature wear in pumps. It is fair to assume that it will continue to need periodic maintenance but not near the expense we incurred this year. The pond is currently working (both sides) and a valve needs to be repaired once the irrigation is turned off. A question was asked about submersible pumps. Unfortunately, they are not available in the HP size for our pond. If anyone has a lead on a highly qualified maintenance person, the Board would appreciate that information. One name was suggested. It was agreed that a review of the whole pond situation and a recommended maintenance schedule be reviewed and developed prior to activating it next spring.

New Business

- Discussion of recommendation for modifications to Voting Policy. The current voting policy has been in place for about a year. Voting for the budget and officers is done at the quarterly HOA meetings and are the ballots where voting can be done by proxy and requires a quorum of the HOA members for validation. Those in attendance at the other quarterly HOA meetings become the quorum for voting at that meeting. Prior to the December general meeting, a request for proxies will go out for those who can't attend. At this time, the Board recommends that any changes in the voting policy be taken up by the 2012 Board.
- HOA Board and ACC candidates for 2012. The HOA board is elected by the residents, and the ACC is appointed by the HOA board. President and Vice-President position will up for election. Board responsibilities are outlined in the CCR's. There is a great time commitment involved on both the Board and the ACC. The biggest time commitment to date has been on the part of the ACC with current building in the development.
- Senseke cleanup service for the development. Observations are mixed on the service they have provided this past year and Graham noted that they have been called back twice due to poor service during their quarterly cleanup. Their contract goes to the end of March 2012. The Board recommendation is to terminate their contract at the end of this term and seek bids from other contractors. Spring Green in Pasco was recommended as one to contact. This will be taken up by the 2012 Board.
- Web site content (<http://www.sundanceridge.info>). The Board has encouraged the HOA to suggest and provide content for the website and particularly any photos we wish to post taken from or of the development. Larry Devlin added a discussion forum to the website and it will be monitored by Larry. Bill Gustafson has a weather station that he will try and connect with Larry and the website.
- Fencing between the Devlin's and Bales Construction was brought up. They are seeking an answer as to why they can't do a solid fence. Dan explained that the ACC is being consistent with their interpretation of the CCRs in past fencing requirements in the development and referenced an addendum to the CCR's which addresses this question. It was agreed that a meeting will be held between the ACC, the Devlins, and Bales Construction to discuss this issue.

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Newsletter

- The next newsletter will be out in November. Send items of interest to Debbie at joyinhim@charter.net

Next Meeting

- The next meeting is Saturday, December 3rd, at the Brown's. It will begin at 5PM with appetizers and a short meeting to follow that will include voting on the budget (and dues) and election of Board officers. Bring a \$15.00 gift for the gift exchange.

The meeting was closed at 8:10PM.

Evie Gustafson
Secretary/Treasurer