

SUNDANCE RIDGE HOMEOWNERS ASSOCIATION MEETING

Minutes December 3, 2011

The meeting was called to order by President, Graham Parker, at 6:45PM. The Browns were thanked for hosting the meeting and the annual Christmas party.

Present were Gordon and Allison Webster, Margaret Dunn, Kathy Brown, Larry Dykier, Karl and DeVonna Rehwalt, Graham and Priscilla Parker, Dan and Sherry Kimball, Steve Gatherer, Randy and Teri Crosby, Bill and Evie Gustafson, Carl Gustafson, and Judith Carmack.

Graham reminded everyone that there is a blog on the website (www.sundanceridge.info) for any conversations in the development.

There were no members present with proxy votes from members not present at the meeting. Therefore, per the voting policy, all votes for members not in attendance are given by proxy to the HOA Board.

Approval of budget –Graham presented the proposed 2012 budget.

- The \$350.00 proposed annual assessment was based on an estimation of anticipated expenses (i.e., zero based budgeting) and includes ~24% reserve at the end of 2012.
- The only change from the proposed budget that went out in an email a month ago is that we have a better idea of what insurance costs will be (an estimate of \$600 due in March 2012) based on a meeting with our insurance agent. This is only a slight increase in the 2011 assessment.
- A question was raised about BMID fees, the HOA not being billed for the yearly assessment, and the possibility that it might be tied to the Carmack's BMID bill. The Carmacks are monitoring this, and Randy is also working with BMID on this issue. The fee will remain in the budget as we anticipate eventually paying the BMID fee.
- \$1,000 is budgeted for snow removal if it is needed and is included as an hourly charge rate in the Senske cleanup contract (that expires in April 2012).
- The Board has plans to revise the CCR's and feel we will need an attorney to review them prior to association approval and thus the \$400 budget item.
- \$1,000 was budgeted for improvements to the Sundance Ridge portion of the lot for the future. While the lot belongs to the City of RL, the City is interested in cost sharing with homeowners to improve the property. A sidewalk would be nice, as would grass and possibly some playground equipment. While the park when fully completed would include land in Heritage Hills, Randy suggested that we consider co-developing with the City the portion of the park within Sundance Ridge and have the City maintain it.
- Following this discussion, a motion was made and seconded to accept the 2012 Sundance Ridge HOA budget as presented. Motion was unanimously passed.

Election of officers –Dan will continue as Vice-President and chair of the ACC, and Evie will continue as Secretary. Carl Gustafson was elected President by a unanimous vote.

Items from HOA members–Street light in front of the Brock home is cycling. Graham will notify the City of RL. The two Wells Fargo signs in the development will be removed.

The meeting was adjourned at 7:30PM.

Evie Gustafson
Secretary/Treasurer