

**Sundance Ridge HOA
Minutes
Association Meeting
March 12, 2011**

The meeting was called to order by President, Graham Parker, at approximately 7PM. Present were: Lane Savitch, Larry and Pam Dykier, Carl Gustafson, Gordon and Allison Webster, Graham and Priscilla Parker, Judith Carmack, Dan Kimball, Karl and DeVonna Rehwalt, Margaret Dunn, Steve Gatherer, Mike Weitzel, and Evie and Bill Gustafson.

Carl Gustafson was thanked for hosting the meeting.

The financial report was mailed to all residents prior to the meeting.

Income - \$21,233.778, Expenditures - \$1,744.05, Balance - \$19,489.64

The Association has collected dues from all residents except RM Construction and they were sent a certified mail letter requesting payment of the 2011 dues.

Updates

New residents – Katherine and Jason Tocco have moved into their new home on Heritage Hills.

Lot sales and building activity - Cowen's lot (#8) is now for sale for \$84,000.00. It looks like Lots #35/42 might be sold. Pingree's said "traffic" has been picking up with regards to people looking for property. Sale of Lot #26 is pending. Recker lot on Allenwhite has sold. Owners are working with the ACC to develop plans.

ACC committee members introduced – Mike Weitzel, Steve Gatherer, and Dan Kimball – are really doing a great job and on top of all current activities.

The board and ACC considered an amendment request from homeowners concerning heights of homes on the south (river) side of Allenwhite Dr. North side residents would like to preserve some of the view that they currently have. The Board decided not to put forth an amendment and have asked the ACC will do their best to maintain the architectural guidelines that are currently in place to maintain the views for the North side residents.

Rockery lights – 6 new fixtures have been installed – three 6 Watt and three 3 Watt. Since there is no apparent (visible) significant different between the two wattages, it was decided to go with the 3 watt fixtures for most of the rockery. The three 6 watt fixtures will be moved to the pond area, and Graham will order 39 additional 3 watt lights to replace the current ones. They are about \$39 per light to replace and it is included in the current budget. If anyone wants the current 100W halogen lamps (+ spare lamps) that will be replaced see Graham.

Maintenance contract – The current maintenance contract is up in April and new request for proposal (RFP) have been sent to the current company plus several others. The RFP includes clean-up on some of the undeveloped lots with an optional task to do some snow removal that the City of RL does not do within the development. This is a budgeted item, and the Board is committed to making sure the cleaning is done correctly and thoroughly.

Website and URL address – The new website URL is www.sundanceridge.info and this has been set up by Larry Devlin. Sensitive information about the residents is not included on the website. The site includes directions to the Ridge, CCR's, and board member generic email (Google email) addresses. A plat map is included but does not have names on it. Properties for sale will be added this month. If

there are suggestions for enhancements, inclusions or if any of the members have photos taken of or on Sundance Ridge they would like to see posted on the web site, please send to Larry.

Update on rock field and Fred Giacci proposal to build homes there – Chains have been put up on Heritage Hills, Stove Haven, and Sundance Dr. at entrance to the “rock pile” as a means for Giacci to lay claim to the area. There are 30 acres in the “back”, and from what we have heard, they are planning to build homes on 1 or 2 acre parcels. They will probably move off some of the rocks and move in some dirt to build up the land. Concerns were expressed about the dust that will come from the movement and addition of dirt and also the drainage that would possibly impact Sundance Ridge. A new drain field will need to be installed in the development. We, as residents of Sundance Ridge, need to be diligent and watchful as to what happens out there. Mike Weitzel will take the lead to check with the City of RL to see what process Giacci will need to go through, the status of current plans, and if there would be a hearing regarding his development where the HOA will want to provide input.

Be aware of rattlesnakes as this is the season when they come out of hibernation. Young ones are especially dangerous.

Revisions to the CCR's – Lane Savitch has been working on a complete update to the CCRs for about 6 months and expects to have a draft for the Board to do a first read and revision followed by a first read by the HOA at the next HOA meeting in June. Graham said it would be good for the residents to have a chance to view the revised document before the June meeting. Current language is very cumbersome, lacks clarity and some important language missing and in some places duplicative. The template Lane is using will be much easier to understand. Lane's work is very much appreciated.

Everyone is asked to put their address on garbage cans/recycle cans/yard waste cans so that they can be returned to their owner when they get lost in the wind. An address under the lid works well.

One current builder, Jeff Geoff, is and has historically been very sloppy and does not keep his construction sites cleaned-up. As a result, debris has blown over the hill onto other property and developments and the Board has received complaints. Unfortunately, his response to a formal letter from the Board to clean up and maintain his 2 current construction sites has not been heeded. Follow-up emails have not produced the desired results. Graham will continue to monitor this situation. Mike also suggested we contact the City of RL code enforcement regarding this issue. In the future, contractors wishing to build in Sundance Ridge will be clearly informed by the ACC of this requirement before they approve any plans for construction of a home.

Newsletter – Debbie Gatherer is completing our 2nd Sundance Ridge Newsletter and it will be a multiple page one. Her goal is to issue a newsletter quarterly.

New business

No other business was brought up.

Next HOA meeting is June 11th or 12th. We are seeking a host for this meeting.

Respectfully submitted,
Evie Gustafson
Secretary/Treasurer