

# Sundance Ridge HOA Meeting Minutes

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## Sundance Ridge Joint HOA/ACC Meeting April 11, 2011

The meeting was called to order by President, Graham Parker, at approximately 7 p.m.

Present were Graham Parker, Dan Kimball, Evie Gustafson (Board); Mike Weitzel, Steve Gatherer (ACC); and Randy Crosby (ex-officio ACC member).

### Report

Graham met with Fred Giacci's who has purchased the Ford property West of Sundance Ridge. Fred has named his development *Sundance Ridge Estates*. Graham shared a conceptual drawing he received from Fred. Currently the land is not platted with the city and in fact he may be doing a short plat with only 7-8 "green built" homes of 3,000 to 4,000 square feet on 2+ acre lots. Lot development will begin in approximately a year. Fred has no intention of putting roads through at Stone Haven or Sundance Drive but instead will enter the development off Columbia Park Trail and install a crushed rock road (using rock from the land). The chains with signs that were recently installed will remain. He is planning to trench for the utilities which will be brought in from Sundance Drive. He will develop a retention pond in back of Weitzel's and Gustafson's and the City of RL will maintain it. Mike previously had talked with the City of RL and their information was basically the same as what Graham received today. Giacci's development should also help with the development of the City Park on Sundance Drive in our development.

### Old Business

- Pond: Work was started on replacing the pond pump purchased last year. The new pump is larger so additional digging was needed to properly install it. The wiring needs attention and an electrician was called today for an estimate. The board approved the extra installation costs due to the electrical work. Randy is managing the entire installation.
- Rockery lights: The new rockery lights arrived and will be installed when the weather warms (and the winds behave!).
- Rocks from Steve: Steve Gatherer has moved a number of loads of rocks and placed them along the rockery in Allenwhite. He still has ~1/2 of the area yet to cover.
- Web site: The new additions and changes to the site look good. We are still looking for pictures taken from the Ridge to add to the landing page. Thanks to Larry Devlin for working on this.
- Newsletter: Excellent job on the newsletter by Debbie Gatherer. The Board intends that it be issued just before each quarterly HOA meeting. Thanks to Debbie for doing this.
- Annual report: The Annual report to State from Sundance Ridge was due to the State by December 31, 2010. However, it was not filed by the previous president, so Graham will complete it.
- Election policy: Graham would like to develop an election policy (terms of service, staggering terms, how to nominate for positions, etc.) as well as guidelines for residents assigned to special committees. If a policy is not appropriate then general guidance for elections will be developed.
- CCR revisions: Graham would like to have Lane Savitch at the next meeting to review progress.

### ACC Business

- Plan approvals:
  - Bales's home on Lot 47 was approved last week. Graham asked that the ACC remind Bales to water the lot to keep the dust down during construction as this will be a point of emphasis for all building on the Ridge.

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- Randy shared plans for Lot 20 being built by Graff Construction. Overall lot maintenance (and dust control) will be emphasized given this has been a problem with Graff in his prior construction on the Ridge.
- We all agreed that the ACC *must* be consistent with all plan approvals to make sure it is fair for all those seeking to build in Sundance Ridge.

## Financial & Business Issues

- Financial report: The checking account balance is \$18,484.71. The only known future significant expense is the maintenance contract (see below) and the pond repair.
- Tax ID # and Federal tax filing: The HOA obtained a Tax ID# and then Graham filed a Federal tax return for the HOA for CY2008, 2009 and 2010. No tax was owed and Graham has not heard anything back from them, so he is assuming all information was correct.

## New Business

- Cleanup service bids & award: Two bids were received for maintenance, the current provider, Jesse's, and Senske. It was agreed by the Board that Senske's bid be approved with a ~\$3200 per year limit. There is an optional snow plowing task in the bid at \$110/hour. Graham will follow-up with them to discuss the details of the work and sign the contract this Friday. He will check the original RFP to see if it included hauling away trash, debris that is collected.

Next Board/CCR revisions meeting will be in mid-to-late May.

Next HOA meeting will be June 11<sup>th</sup> – Evie will put out a request for hosting the meeting the first part of May.

Respectfully submitted,  
Evie Gustafson  
Secretary/Treasurer