

## **Sundance Ridge HOA Meeting Minutes March 25, 2012**

The meeting was called to order after enjoying a potluck dinner. Present were: Jill and Lane Savitch, Judith and Jim Carmack, Kathy Brown, Karl and DeVonna Rehwalt, Bill and Evie Gustafson, Graham and Priscilla Parker, Margaret Dunn, Steve and Debbie Gatherer, Carl Gustafson, Dan Kimball.

Margaret was thanked for hosting the potluck.

**Financial report** - Income - \$17,734.79, Expenditures - \$2087.69, Balance - \$15,647.10. The Association has collected dues from all residents except RM Construction. They will be sent a certified mail letter requesting payment of the 2012 dues. If no payment is received we will forward the matter to our HOA attorney. The HOA board met with Attorney Coke Roth to review CCR issues and a bill from him will be forthcoming. Everyone felt it is important to have legal counsel available on an as needed basis.

### ***Updates***

**Maintenance and Snow Removal Contracts**– Dan reported that last year we had one contract with Senske that covered both maintenance of the development and snow removal. This year we are dividing that contract. Compensation will be for hourly rates based on bids that were received in 2011. Jason Cornett will do snow removal. He will plow the 3 cul-de-sacs, Sundance Drive and Heritage Hills from Allenwhite to Giacchi's property, and Sundance Drive and Allenwhite intersection spreading salt on that intersection to make turning the corner safer. Steve Gatherer will do the maintenance. He will clean-up within the development and also along the north side of Allenwhite Drive. Senske will be finishing out their spraying contract during the coming year, and in 2013 this will be part of the work Steve will be doing.

**Reminder was made to mark trash cans with house numbers and to tie trash bags BEFORE putting them into trash cans. This will help keep the area cleaner when the wind is blowing.**

**Summarize CCR's and administrative rule work** – Lane and Jill were thanked for all the work they have already done on the CCR's. They have worked on combining the CCR's and making them more consistent and workable. The board met with the attorney and he said we are bound by the revisions of the CCR's that were in place when we purchased our homes. He advised if we are able to interpret the rules there is no need to combine and revise them. This was also the recommendation from Scott Kiehn. It is OK to make rule changes which would bind all future homeowners to those changes in the CCR's. Administrative guidelines can be developed per Section 2, Board Responsibilities, Article 2.2 in the CCR's, and these would affect all current as well as future residents. To implement, they must be sent out to HOA members for a 30 day review and response period, then a 10 day notice prior to implementation, and if all is OK they can be implemented. One issue the board is currently looking at is late payment of dues and monies due to the HOA. Another one is dealing with unkept construction sites. Lot owners will be asked to make contractors clean-up their debris and be responsible for watering down the lot if it is windy. The HOA can't put liens on contractors. It was agreed that letters dealing with these issues be written by the attorney.

It was agreed that we continue to keep the attorney to do HOA paperwork filing and also as a consultant on an as needed basis. He recently completed necessary corporation filing with the Secretary of State.

Evie was asked to alert realtors with current listings in Sundance Ridge that there are CCR's in place and that they are enforced.

*Heritage Hills Park*—1.59 acres is the area set aside for the park. Several people have attended the last two park commission meetings and information sessions. The City likes to see community involvement, and the Rewalt's have been working on a survey to develop the park. Feedback received includes both positive and negative comments. While the park could provide wonderful family activities and playground equipment for children, problems known in other neighborhood parks were shared. The park can be a magnet for vandalism and problems which we might not want. Carl talked with the park department and they said problems are common in neighborhood parks. We have the names and emails of many people on Heritage hills, Adair, and farther down Allenwhite. Their responses have been mixed. Traffic may also be a problem. It was suggested that we back off at this time in promoting park development. All present agreed that we table the park request and not pursue it any farther. This could be a negative in our development if it goes in.

The question was asked about the HOA putting in a sidewalk and doing some clean-up work on the lot to make it look nicer for us. It was asked if the City could deed the park land back to Randy. Carl will talk with Randy.

### ***New business***

*Waterfall and rockery* - Last year the waterfall was a big subject. Dan has asked Jim Carmack to help again this year, and he is looking for someone experienced in large waterfalls to help maintain the property. The box is unsightly but it needs to stay there for maintenance and allow air into the equipment box. Concern was expressed about the depth of the pond and the liability it presents. It was suggested that a metal grate, or other cover, be put over the pond so no one falls into it.

*Waterfall property* – The board is looking into how this property is deeded. The waterfall property is currently under RC of Washington and the HOA pays the property taxes on it. The board will address this issue with Randy and the City.

### ***Recommendation from group***

It was suggested that a commercial insurance broker, and possibly the attorney, review our insurance policy to make sure we have the coverage we need.

***The next HOA meeting and potluck will be held in June.***

Respectfully submitted,  
Evie Gustafson  
Secretary/Treasurer