

**Sundance Ridge HOA
Association Meeting Minutes
June 24, 2012**

The meeting was called to order at 7:05PM by Vice-President, Dan Kimball. Present were Jim and Judy Carmack, Margaret Dunn, Dan and Sherry Kimball, Graham and Priscilla Parker, Evie and Bill Gustafson, Marty and Toni Doornbos, Mike Weitzel, and Jason and Karen Helms.

The Parkers were thanked for hosting the meeting.

A Saturday or Sunday meeting day for HOA quarterly meetings was discussed. It was agreed that the board talk with the meeting host to see what is best for them.

Financial report – Secretary/Treasurer – Income to date totals \$18,114.92, bills to date total \$3531.64, leaving a balance of \$14,583.28 in the HOA account. Attorney costs have been \$750.00 for review of CCR's and filing of corporation charges. Dues from RM Construction was finally received.

There was a discussion regarding contractors who were destroying lots adjacent to their construction sites. While the ACC can notify contractors that they need to keep construction sites, as well as adjacent lots, clear of debris, the HOA is not the damaged party since it does not have any ownership to those lots. The lot owners are the ones who must take action against the contractor. As the board, we do have the option to remedy an adverse situation at HOA expense and then charge/lien the property owner.

Our CCR's were written more from a construction viewpoint rather than a homeowner's viewpoint. They could be consolidated and rewritten and 80% of the homeowners would need to approve the new document. However, these new CCR's would only affect those who purchase lots and homes after the new CCR's are in place. Current homeowners are bound by the CCR's that were in place when they purchased property in Sundance Ridge. However, they could choose to follow the new guidelines. However, it is not mandatory. The attorney did not recommend that we rewrite CCR's.

Coke Roth did say we could put in an assessment/fine system for noncompliance with the CCR's. Fines have been discussed by the board in the past. If implemented they need to be appropriate and reasonable.

One suggestion was to have some person (possibly someone retired from law enforcement) to deal with issues of non-compliance.

The HOA contract with Senske has expired and the board has signed a contract with Steve Gatherer to do the rockery maintenance and clean-up of vacant lots within the development. He will be doing the same as Senske did. The board also contracted with Jason Cornett to do snow removal in the areas the city does not plow within the development.

Jim Carmack was thanked for his continual monitoring of the waterfall, day and evening. Graham will do an analysis of the savings for the new lights along Allenwhite.

Updates

New neighbors, Jason and Karen Helms, were welcomed.

The board and residents are appreciative of residents taking pride in their homes and keeping up their landscaping. Letters sent by registered mail went to several residents asking them to improve their landscaping. The board appreciates their response to the requests.

Doornbos shared their concern about trees that have been planted by the Brunson's along the fence line. They feel their view has been compromised because of the plantings.

A review of the future park was shared, our initial involvement and the reason we backed down from moving forward with the City of RL Parks Department in developing the property. It was agreed to send back to the board the issue of installing a sidewalk along the park property. It will be brought back to the association at the fall meeting in September.

The pond continues to loose water and it is draining "someplace" and we don't know where it is going. The attorney should be contacted to ask about our liability should the pond damage property. The insurance carrier also needs to be contacted about this. A valve needs to be installed to shut the water off should there be an emergency. MSC that a value will be installed on the pond to close off water should there be an emergency.

New business

Hernandez home is coming along. No other home plans have been received.

A question was asked about height restrictions on homes that could be built on the front side of Allenwhite. It has been discussed previously as a board and that it was not appropriate for it to be considered. In reviewing this in the past it seems that general engineering of homes would not allow a two story home with a basement. Dan will search the CCR's for home height restriction. CCR's currently address square footage for one and two story homes. The ACC/Mike Weitzel will check with the city concerning the possibility of building two story homes with a basement on the front side of Allenwhite.

It was suggested that board members have their dues paid annually as a way to say thank you for all the work done during the year. This could also include Jim who does so much work for the association during the year. This will be brought back to the board for a board report and possible vote at the September meeting.

Quarterly meetings are held per the association CCR's.

Clarification was provided as to what needs to go to the ACC for lot and structure improvements.

The next HOA meeting is in September.
The meeting closed at 8:10PM.

Evie Gustafson
Secretary/Treasurer