

**SODA SPRINGS RANCH - FILING II**  
**Homeowners' Association**  
**MINUTES OF ANNUAL HOMEOWNERS' MEETING**  
Soda Springs Ranch Restaurant Building  
September 22, 2007

**Board Members Present:** Tom Evon, Mark Lewis, Mark Baxley, Gary Trujillo, Rich Olivo, Bob Costello, Kurt Ostrow, Jack Stout

**Also Attending:** J. C. Cavallera, Manager; Regina Fowler, Management Office, and Tim Day, Day & Associates

**Board Members Absent:** Gary Windsor, Gerry Johnston

**Call to Order and Proof of Meeting:** Mark Baxley declared that a quorum of owners was present, and called the meeting to order at 9:00 AM. Mark announced that 76 of 120 units were represented by owners in attendance or by proxy. Packets of financial statements and informational reports were mailed to each owner well in advance of the meeting, and the meeting date had been announced in our "Rancher" newsletter.

**Approval of Minutes:** Minutes of Annual Homeowners' Meeting, from last year's Annual Homeowners' Meeting held on September 16, 2006 were presented for approval. **A motion was made and seconded from the floor that the minutes be approved as amended. Motion passed.**

**Financial Report:** Mark Baxley introduced Tim Day of Day & Associates, to review the report of audited financial statements for the fiscal year ended June 30, 2007. Tim has been supervising our annual audit since 1992. Tim stated that our fiscal year ending financial statements had been audited by his firm, and that the statements were accurate, and consistent with prior years' procedures and accepted accounting practice and principles. Tim restated his opinion from the audit letter that the annual financial report fairly stated the financial condition of our association.

Tim commented that audited statements cover the operation of 9 tracts of condominium units, plus the SSR garages and the Athletic Club. Tim explained that our accounting is set up on a tract basis, with each tract being responsible for income and expenses related to that tract. Tim referred to the Balance Sheet shown on Page 2 of the Annual Financial Statements, and stated that the cash balance of our Operating Fund is \$49,450. The Replacement Reserve Fund has a cash balance of \$127,270. Both of these have increased since last year. Tim pointed out that the Reserve and Replacement Fund is not only for immediate repairs but also a fund to address future needs of our buildings and amenities. Tim referred to the Statement of Revenues and Expenses shown on Page 3, and stated that the Operating Fund had a positive balance of \$22,628. The Ending Fund Balance in the Reserve and Replacement is \$121,626.

Tim referred to Pages 11 through 14 of the report, that detail financial results broken down by tract for the Operating Fund and the R&R Fund. Tim stated that it's important to note that all tracts are solvent with positive Operating Fund balances, and are able to perform necessary maintenance and repairs. All tracts are solvent with positive fund balances on the Schedule of Tract Revenues, Expenses, and Fund Balances. Tim stressed that the reports on Pages 11 through 14 are key in determining the financial health of Filing II.

**Association Manager's Report:** J. C. Cavalera spoke briefly about the positive state of the Soda Springs Ranch property. J.C. commented on the fact that the trash compactor gets used by non-residents of Soda Springs Ranch and requested that owner watch for this. He also reminded us that owners can come to the Club House for internet access. J.C. noted that the replacement of the pool liner had resolved water leakage issues that the pool was experiencing last year. J.C. noted that we have a new contract for snow removal with the same individual who performed the service last year. Comments were received from the floor commending J.C and his staff for their friendliness and excellent efforts on behalf of the homeowners of Soda Springs Ranch. If was also commented how nice it is to have Caroline's Cusine on property.

**Board Member Introductions:** Each of the board members took a minute to introduce themselves. It was noted that Gary Windsor (Meadowview) and Gerry Johnston (At-Large) were absent. It was noted that Kurt Ostrow (Pine Ridge) and Jack Stout (Meadowbrook) were resigning from the Board. Mark Baxley expressed his thanks for their service.

**Board Committee Reports:**

Presentation of Amenities Proposal. Mark Baxley reviewed with the owners the information that had been sent out in the meeting package regarding what the Board was recommending for amenity improvements. This proposal involves renovations to the Athletic Club, resurfacing one tennis court with an artificial surface that could allow for year-round usage (e.g. tennis in the summer, ice skating in the winter), tearing out one tennis court, building a picnic pavillion, and building an cover over the hot tub, similar to what is over the BBQ area today. Mark opened the floor to comments form the owners. Feedback was very positive that these improvements need to be undertaken in order to maintain property values at Soda Springs Ranch. The owners were then distributed ballots to formally vote on the ammenities proposal. **The amenities proposal passed 60 votes for, with 16 against.**

Financial Committee: Bob Costello said he didn't have anything to add to Tim Day's report. Bob diid add that he had been contacted by Comcast Cable with two proposals regarding high-speed internet access to the homeowners of Soda Springs Ranch. Both proposals seemed to indicate that all owners would have to participate. There was, however, some question as to whether option 2, at \$5.75/month, could be negotiated to just cover interested homeowners. Mark Baxley asked for a straw vote of the owners in attendance who would be interested in a low-cost internet access option. About 50% of the owners raised their hands. Some owners expressed a reluctance to have internet

access in their units, as they come to Soda Springs Ranch to “get away.” Rich Olivo pointed out that we do have free wireless internet access in the Club House. Mark Lewis suggested that the matter be taken up by the Board at the next meeting. Any option should respect that those who do not want access should not pay for access.

**Election of Board Members:** Bob Lang was the sole owner presented to represent Pine Ridge. **Motion was made and seconded from the floor that all Bob Lang’s nominations be approved. Motion passed.**

Jim Blakely was the sole owner presented to represent Meadowview. **Motion was made and seconded from the floor that Jim Baxley’s nominations be approved. Motion passed.**

Nominations for the At-large Board member for a three-year term included Gerry Johnston and Gene Peteranetz. Written ballots were handed out to the owners. After counting proxy votes, plus those from owners attending, **the vote was in favor of Gene Peteranetz.**

**Adjournment:** **Motion was made from the floor that the meeting be adjourned. Motion passed unanimously.** Mark Baxley adjourned the meeting at 11:20 AM.

Respectfully submitted,

\_\_\_\_\_  
Mark A. Lewis, Board Secretary

Approved by Board Members \_\_\_\_\_ :  
Date

_____ Mark Baxley	_____ Robert Costello	_____ Gary Trujillo
_____ Gerry Johnston	_____ Jack Stout	_____ Rich Olivo
_____ Gary Windsor	_____ Kurt Ostrow	_____ Tom Evon