

SODA SPRINGS RANCH - FILING II
Homeowners' Association
MINUTES OF BOARD MEETING
Soda Springs Ranch Restaurant Building
November 18, 2006

Present: Mark Baxley, Kurt Ostrow, Bob Costello, Tom Evon, Gary Windsor, Mark Lewis, Rich Olivo, Jack Stout; Gerry Johnston

Also Attending: J. C. Cavalera, Manager; Mark Krieg, Accounting Representative; Regina Fowler, Management Office

Absent: Gary Trujillo

Open: Mark Baxley, Board President, called the meeting to order at 9:00 AM.

Approval of Minutes: Minutes from the September 16, 2006 Board Meeting, the post-Board Meeting minutes, and the minutes from the Annual Homeowners meeting were presented for review. **Motion was made by Bob Costello, seconded by Jack Stout, that the Minutes be approved as written. Motion passed.** Signed copies of the three documents were given to Regina Fowler for filing in the management office.

Board Management:

Presidents remarks. Mark Baxley opened the meeting sharing with the Board some of his thoughts regarding the potential of Soda Springs Ranch. Mark discussed how, as a realtor, he sees "lifestyle communities" as a trend in new developments, where amenities and activities that bring people together are emphasized. Mark noted that we have the finest restaurant in the area right on our property. Soda Springs Ranch offers on-site property management, a distinct advantage over other properties in the area. Mark sees the enormous meadows area that we have as an untapped resource that we could use for activities such as a folk festival. Mark even suggested that J.C. consider opening an espresso bar.

Committee moderator assignments. The board addressed the staffing of various committees for this year. Assignments were as follows:

Board Management

- ❖ Kurt Ostrow, Moderator
- ❖ Bob Costello
- ❖ Mark Baxley

Financial

- ❖ Bob Costello, Moderator
- ❖ Mark Lewis

Property Management

- ❖ Bob Costello, Moderator
- ❖ Kurt Ostrow

Athletic Club Management

- ❖ Gary Trujillo, Moderator
- ❖ Gary Windsor
- ❖ Tom Evon

Rules and Regulations

- ❖ Rich Olivo, Moderator
- ❖ Gerry Johnston

Maintenance & Architecture

- ❖ Gary Windsor, Moderator
- ❖ Rich Olivo
- ❖ Gerry Johnston

SSR Master Water Association

- ❖ Gary Windsor, Moderator
- ❖ Rich Olivo
- ❖ Jack Stout

Relations with Filing 1. There was a general discussion about what we could do to improve relations with Filing 1. Members with a longer history at Soda Springs Ranch explained to the newer members some of the history between the two filings, including how various individuals have discussed previously whether Filing I might be interested in joining with our association. Feedback seemed to be "not likely."

Financial:

Bob Costello reviewed the financial statements with the Board. Bob reported that our receivables position has never been better.

Tom Evon shared with the Board a letter he had written to members of his tract discussing what might be done with the atrium areas of the Tennis Cottages. His recommendation to his tract was to reduce monthly HOA dues and make modest improvements to the atriums. **Motion was made by Tom Evon, seconded by Mark Baxley, that the Tennis Cottages dues adjustment be approved to \$249/month as outlined by Tom. Motion passed.**

We discussed/confirmed that allocation of legal expenses would be the responsibility of the tract, with the Association being responsible for legal expenses related to the Association.

Bob noted that the insurance deductible is now \$5,000.

Bob also notified the Board that Mountain Parks Electric will be enacting rate increases starting January 1, 2007. Bob didn't know what that increase was going to be.

Property Management:

J.C. gave a manager's report to the Board. In this, he discussed that efforts are taken to check unit thermostats when a severe cold front moves in. That discussion led to the topic of re-keying units. Rich Olivo shared the cost of re-keying the complex, which would be quite high. Rich pointed out that even if we re-key today, within a few years, owners will swap out locks, for various reasons, and the Association is faced with a major re-key effort and cost again. The Board agreed that the best course of action is to remind owners, via the Rancher, to ensure they have a key to their unit at the management office. The Rancher was also to notify owners that if they fail to do this, and there is an emergency need to get into their unit, any means necessary would be used to gain access to the unit, and any damages would be the responsibility of the owner.

The contract for snow removal has been renewed. Bob pointed out that the costs for snow removal were higher than in previous years.

Athletic Club:

Gary Windsor reviewed with the Board various estimates he has been able to secure in order to make specific improvements to the Athletic Club area. Those were:

- ❖ New Fiberglass rigid pool with new concrete apron and new electric pool cover (now required by code). Cost \$50k - \$80k
- ❖ Construct cover for hot tub. Cost \$1,500
- ❖ Updates to Athletic Club. Cost \$7K for material only (excluding electric, plumbing).
- ❖ Tennis court resurfacing. Cost \$17K. This would likely be a recurring expense every 3 to 5 years.
- ❖ Picnic area (slab and cover).

Gary suggested that a special assessment or a loan could be done to address how to fund these improvements. Gary pointed out to the Board that the pool leak, measured during the summer at 3000 gallons/day, could pose a structural risk to our property and/or the restaurant facility as we do not know where that water is going. There was a lot of discussion, with the final decision being that the Board needs to do more research, including reviewing with the homeowners, before going forward with such a large financial undertaking.

We also discussed gate security in regards to the Athletic Club. Combination would be given to owners that want to use the club in off hours. Combination would be changed monthly. Owners will sign a statement that they will keep the combination confidential.

Rules and Regulations:

The Board discussed changing the trailer parking signs to simply read "No Trailer Parking." This removed wording about trailer parking with permit. **Motion was made by Rich Olivo, seconded by Jack Stout, that the proposed signage changes be made. Motion passed.**

Maintenance and Architectural Control:

The Board reviewed a document created by Kurt Ostrow and Tom Evon which discussed storage lot height restrictions for rental spaces. **Motion was made by Rich Olivo, seconded by Jack Stout, that these rules be approved as written. Motion passed.**

The Board reviewed a document created by Gary Windsor which discussed guidelines for maintenance. **Motion was made by Rich Olivo, seconded by Jack Stout, that these rules be approved as written. Motion passed.**

Gary informed the Board that we should look for a new tree sprayer and make plans to have the existing dead trees removed.

Soda Springs Master Association

Gary Windsor reviewed with the Board that 2 wells are online. There is additional equipment on hand to aid in repairs, if necessary. The second lift station is almost completed. When done, this should allow the Master Association to sell additional water taps. It will also improve water pressure in the Filing III area.

Gary also took time to explain to the Board how the Master Association is structured.

The meeting was adjourned at 12:00 PM.

Respectfully submitted,

Mark A. Lewis, Board Secretary

Approved by Board Members 20-Jan-07:

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