

SODA SPRINGS RANCH - FILING II
Homeowners' Association
MINUTES OF BOARD MEETING
Soda Springs Ranch Restaurant Building
July 18, 2009

Present: Jim Blakley, Bob Costello, Mark Lewis, Rich Olivo, Bob Smith, Mark Baxley, Gary Windsor, Bob Lang, Gary Trujillo

Also Attending: Regina Fowler, J. C. Cavalera, Gerry Johnston, Mark Krieg

Absent: Gene Peteranetz

Open: Jim Blakely, Board Vice-President, called the meeting to order at 9:01 AM.

Approval of Minutes:

Minutes from the May 16th, 2009 Board Meeting were circulated for Board member signature. **Motion was made by Gary Windsor, seconded by Gary Trujillo, that the minutes be approved as written. Motion passed.** A signed copy of the minutes was given to Regina Fowler for filing in the management office.

Financial Review:

Operating Fund

Balance Sheet. Bob Costello reviewed the financial statements for the fiscal year ending June 30, 2009. Total cash in the Operating Fund is \$50,217 and \$23,397 in the General Fund, for a total of \$73,613. Accounts Receivable totaled \$9,186. Accounts Payable totaled \$1,420. All tracts have positive fund balances.

Revenue and Expenses. Bob reported that the expenses for operations for the tracts had nothing unusual during the fiscal year. Most items were close to budget, with the exception of "Snow Removal" which was significantly under budget. This resulted in an added surplus in each Tract Fund balance.

Receivables. An AR aging as of July 18th was reviewed, which showed outstanding receivables of \$40,107.19. This is higher as quarterly billings just went out. Bob noted that TC-23 is in foreclosure proceedings and is scheduled for foreclosure sale on July 31st at the Grand County courthouse. The owner of MV C-4 filed for Chapter 7 bankruptcy on July 1, 2009. In both cases, per State law, we will be protected for the last six months of dues. There will probably be some loss of revenue. The balance on the Special Assessment for these two units may not be collectible

Athletic Club. There was a cash balance of \$8,059 as of June 30, 2009. The Special Assessment cash balance is \$3,910. Special Assessment Receivables totals \$9,780. The Special Assessment owes the R&R Fund \$10,801. We should be able to pay the

remainder over the next six months. Special Assessment Cash and receivables totals \$13,690.

Revenue for the Athletic Club is a deficit of \$8,521 for the fiscal year ending June 30th, 2009. This is due to an increase in depreciation expense, repairs, and maintenance costs.

On the Special Assessment Receivables page, anything over \$215 is a delinquent account.

Reserve and Replacement Fund

Balance Sheet. All tracts now have a positive fund balance

Our cash is deposited in three different banks, with funds in two of the accounts being interest bearing accounts. The third account is a regular checking account. The three accounts total \$177,955.

Revenue and Expense. For the fiscal year 73,902 was spent on R&R items against revenue of \$101,816. Large expenditures included \$38,922 spent on deck replacements, \$7,286 on roof repairs, \$4,036 on building, \$4,128 on parking lot improvements, \$1,288 on garage doors, \$1,723 on glass replacement, and \$1,747 on Plumbing/Sewer.

Jim Baxley asked if we can accept credit card payments for dues payments. Bob C. says no.

Motion made by Gary Windsor, seconded by Mark Baxley, that the financials be accepted as reported. Motion passed.

Property Management:

J.C. Cavalera reported on the following property management items:
The trash compactor is working.

We have had some issues with overflow parking, but overall the parking situation seems to be working.

The new keyless lock system is installed on the new gate entrance facing TC and the Athletic Club entrance door to the exercise room. There has been a good response from owners in getting keys picked up. Property Management is training people to go thru the new covered side gate versus thru the office.

Gary Trujillo suggested that the Rules and Regulations regarding the use of the Keyless Lock system. Bob Smith suggested that each owner sign a liability release form. Form would state that cards cannot be given to renters or others, rather guests/renters must

come to the office and sign a release form in order to secure a card and have access to AC facilities.

Bob Smith volunteered to draft an Athletic Club rules, regulation and liability wavier and send it to the Board members for review.

J.C. Cavalera noted that there as challenges with some new features/amenities and specifically discussed the free internet. With the way that the security on the internet access is set up today, users must be "approved" by someone in the Property Management office, therefore access can only be granted during office hours.

Jim Blakley will do a write-up for the Annual Meeting that walks folks through the internet registration process. Basically, if the owner sends an email to the Property Management office, we will get them set up.

Mark Baxley noted that we should update the Rules and Regulations with a clause about intended usage of the free internet.

Ice cream social is 1st Saturday of each month from 3pm-5pm.

Mark Baxley discussed the bat issue in Ranch Club. Mark B. asked the Board to approve the installation of a post in the open space area between Ranch Club to install a bat house. The Architectural Committee gave approval at the meeting to construct the bat pole/house.

Gary Trujillo noted that he has sparrows nesting in his deck. Gary T. to get work order submitted to get this addressed.

Athletic Club improvements:

Gary Windsor noted that we will be installing a solar-powered light on the new gate entrance to the pool area. Gary W. suggested that the Rule & regulations be updated to state that blocking the gate open is not allowed.

Gary Windsor reported that the installation of the keyless lock system was more difficult than he thought it would be, but locks are installed and working. The Board noted that the new covered gate area looks very nice and thanked Gary W. for his efforts. Gary W. thanked Bob Smith, Gary Trujillo, and Jim Baxley for their assistance.

The installation of the new white vinyl fencing was completed. Spent \$42 for a post hole digger and this helped tremendously. Gooks great. Gene Peteranetz and his son are thanks for working on this.

We found a fountain that we like, but it is backordered. Cost is \$300.00. It is expected to be received in August. We will need to get power to the fountain.

The gas fire ring was received this week. Need to run a gas line to where it will be installed. J.C suggested that the starting of the fire ring will be under the control of the management Office.

Gary Windsor discussed the movement of the gas grill and the current shelter from its current location by the pool to near the pavilion. We would need concrete piers to anchor the BBQ shelter to.

Gary Windsor will check on the price to upgrade the old asphalt by the pavilion.

Gary Windsor and JC Cavalera will look at ramp to access the pavilion area.

Gary Windsor noted that the stairs installed need a weed block put down. Also need to be drilled/spiked.

The flower pots have been installed and look great.

Jim Blakely installed new exit signs in the AC. New emergency lighting installed as well.

There are new motion sensors in the AC around the pool table and in the restrooms. These have a 20 minute auto shut-off. We also installed a locked thermostat.

Bob Lang noted that he is still working on getting the wireless headset solution for the exercise room in the AC.

Rules Committee:

Mark Baxley noted that the Rules & Regulations were last updated Sep 16, 2006. The latest version will have the following added:

- Alcohol usage
- Statement about use of keyless lock system
- Statement about WIFI usage

We discussed a proposal for rules regarding trees and screen doors. Gary Windsor will give proposed language to the Rules & regulation Committee regarding these topics. Gary presented the following to the Board and a copy was given to the Rules & Regulations Chairman:

LANDSCAPING: While owners are encouraged to tastefully landscape around their units, the planting of trees or large shrubs must have prior approval of the Tract Board Member and in some instances may require majority Board approval. Some of the factors that will be considered are:

- **TYPE OF TREE OR SHRUB**
- **SIGHT LINE**
- **NEIGHBOR APPROVAL**
- **MAINTENANCE and/or UPKEEP**

INSTALLATION OF STORM/SCREEN DOORS

Owners may install metal storm/screen doors on their units with the approval of their Board representative. The doors will not be maintained by the H.O.A. and must be Bronze, Black or the same green as the exterior door. No light colored, white or wood doors are permitted.

Need to add Architectural Committee report to agenda for Annual HOA Meeting.

Master Water Association:

There is some maintenance work that needs to be done to the dam. Gary Windsor is getting bids on this work.

Water pressure and water quality is good.

You might see a blue water come out of the pipes. This is the result of the chlorine in the water interacting with the copper pipes. This happens when water is not run through the pipes.

Rich Olivo to get master shutoff key from Keith.

Unfinished Business:

Tennis Cottage issues.

Bob Smith shared the following with the Board:

1. Shelter over gas generator is obstructing view of one of the owners of Lake Granby. The Board members went and look a look at the situation. Appears that the issue would be resolved with lowering the shelter rook 2 feet.

Motion made by Mark Baxley, seconded by Bob Lang, that the roof of the generator shelter be lowered to the greatest extent possible and paid for out of the General Fund. Bob Smith to look at any generator specifications to assess how much the roof can be lowered. Motion passed.

2. Owner in TC wants a fence to be built that will obstruct the view of the overflow parking area. The Board discussed this and will take this under advisement.
3. TC parking lot sometimes gets used by AC/pavilion users.

Motion made by Bob Smith, seconded by Bob Lang for Bob Smith to look into signage that might address the parking issue. Motion passed.

4. There was a handicapped sign that was posted to aid one TC resident. Another TC resident took the sign down. Bob Smith will decide when the sign will be put back into place.

Message from the Prez.

Mark B. suggested that the Rancher Message from the Prez include challenges the Board is facing. This should also communicate the Board's vision to the owners.

New Business:

Annual HOA Meeting

Tract reps/Committees need to have their reports to Regina by August 28th.

The Executive Committee will work on the agenda.

Bob Costello is preparing the proxy vote form.

Bob Costello is meeting with the auditors July 21st.

Four Board members are coming up for re-election:

- 1. Gary Trujillo
- 2. Rich Olivo
- 3. Mark Baxley
- 4. Bob Smith

Motion made by Bob Costello, seconded by Bob Lang, that the Annual HOA meeting start at 9:30am, September 19th. Motion passed.

Motion was made by Bob L., seconded by Mark L., to adjourn the meeting. Motion passed.

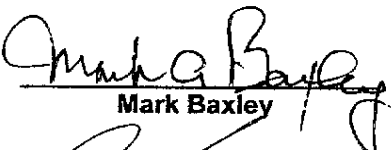



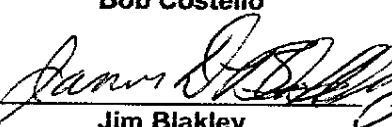
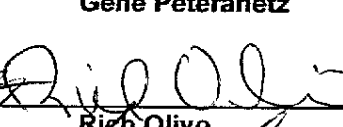
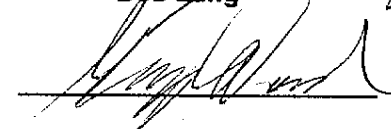
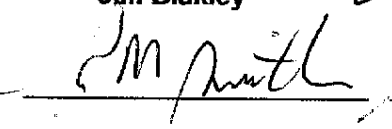
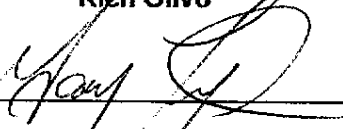
The meeting was adjourned at 11:40 am.

Respectfully submitted,



 Mark A. Lewis, Board Secretary

Approved by Board Members 19 Sep 09
Date

 _____ Mark Baxley	 _____ Bob Costello	 _____ Gene Peteranetz
 _____ Bob Lang	 _____ Jim Blakley	 _____ Rich Olivo
 _____ Gary Windsor	 _____ Bob Smith	 _____ Gary Trujillo