

## Soda Springs Ranch—Filing II Condominium Association Inc.

**Board meeting minutes of:** Nov 18, 2017

**Held at:** Stillwater Grill, Soda Springs Ranch

**Board members present:** Jim Blakley (phone), Eric Carlson, Stephen O'Brien (phone), Chris Marshall, Dana Mitchell, David Tinkler, Denny Dressman

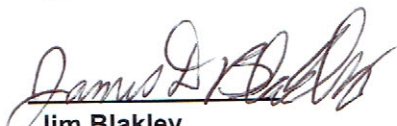
Board members absent: Jim Adams-Berger, Gary Windsor, Bob Lang

HOA management in attendance: JC Cavalera, Regina Fowler

Guest(s): Mike Shanks, Rich Olivo, Nancy McGrath

1. **Call to order:** Mr. Blakley called the meeting to order at 9:06 am.  
A call was scheduled at 9am with Comcast but they did not attend.
2. **Approval of minutes:** Moved by Carlson, 2nd by Tinkler. Motion passes.
3. **Reports:**
  - A. **HOA Management:**
    - a. Reminder to set units at adequate temperatures for winter
    - b. Tract updates (see documents in 2017-November folder)
    - c. Athletic club lock in fitness center is broken. Carlson moved to replace the lock with the appropriate (albeit expensive) card lock. 2nd by Tinkler. Motion passes.
    - d. Discussion of weight machine - is in disrepair and pricey to fix. Board agreed to move it aside and ensure no complaints. It is the belief of the board that it is rarely, if ever, used.
    - e. JC found someone to repair the liner and pool cover.
  - B. **Financials:**
    - a. All tracts positive. Slight deficit in general fund.
    - b. Budgets for each tract were passed out for representatives to track their expenses against funds.
    - c. Discussion of the challenges to get accounts properly set up at Liberty Bank. They are asking to change the articles of incorporation. Board feels this is unnecessary and that a signed copy of board election minutes outlining authorized representatives and a corporate resolution should suffice. Carlson will try this and see if it works.
  - C. **Insurance:**
    - a. Nancy McGrath - insurance broker - was in attendance and shared the status of her efforts to find cheaper coverage.
      - i. Presented to 12 insurance companies. Only one - Travelers (current) was willing to insure the association. They have for the past 15 years.
      - ii. Concerns presented include:
        1. Grills on the decks
        2. Wood burning fireplaces
        3. CO2 and smoke detectors - or lack of
        4. Lack of signage/fences around ponds
        5. No assurance that each unit has adequate coverage by owners
      - iii. Board discussed various solutions with the following agreed upon action items:
        1. Create letter to homeowners each year outlining responsibilities and confirming they have appropriate detectors, etc. Nancy will draft a letter outlining the key responsibilities and this will be reviewed and updated by legal counsel.  
**Action item: Jim Blakley to coordinate with Georgia on letter**
        2. Order signs for the pond that re-enforce no swimming and no walking on the ice.  
**Action item: Jim Blakley to acquire signage**


Approved by Board members: 1/20/18  
Date


  
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Jim Blakley

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Bob Lang

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Dana Mitchell

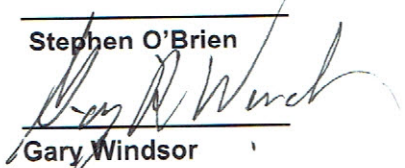
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