

SODA SPRINGS RANCH - FILING II
Homeowners' Association
MINUTES OF BOARD MEETING
Soda Springs Ranch Restaurant Building
January 20, 2007

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

Also Attending: J. C. Cavalera, Manager; Regina Fowler, Management Office

Absent: Gary Windsor, Tom Evon

Open: Mark Baxley, Board President, called the meeting to order at 9:03 AM.

Pool Replacement review by Dan Machiniak and Adam Papuka

The problem with the pool today is the vinyl liner is leaking.

Adam noted that he has been taking care of the pool the past summer. Adam started noting there is 3000 gallon leakage last year. Dan has come up and tried patching the liner, but never was able to resolve the issue. Bottom of pool appears to be a dirt bottom on top of which the liner lies.

Adam also noted that there are some aspects of the pool that are out of code. The furnace, the skimmer (we only have one), safety cover. Adam thinks code for fencing is 6 foot. Kurt noted we should check with our insurance agent to see what out liability coverage is in regard to the pool.

Adam suggested that a review of concrete and decking, to see what would need to stay versus what needs to be replaced.

Kurt suggested that we could look at an enclosure so that the pool could be used year-round. Adam thought that would add about \$50,000 to the total cost.

Dan mentioned that there would be a \$3-4K costs to bring contractors up here and provide a firm bid to the Board.

Dan gave a brief background on Willow Creek Aquatics and the work they are doing in the area. Has not done a fiberglass pool for Willow Creek Aquatics.

Dan suggested that we stay with a 6 foot depth pool.

Dan thinks this would be a 2 month project, best done at the end of the summer, early fall.

We need to get the vinyl liner guy up here to look at what we need to do to get the liner repaired for this year.

Kurt suggested that the Board establish the bidding process for getting the pool bid done and contract established. Mark B. suggested that we would want to see projects in Denver that the contractor has done.

Jack asked if perhaps there is a better liner that could be used for less money. Do we have a broken pipe somewhere?

Suggestion is to get the liner patched so that we can use the pool this year.

Mark B agreed that we do need a new boiler and new electric board, whether we do a pool replacement or not.

Motion to have a committee of the whole of the Board work together to plan for the future of the Athletic Club by Jack Stout, seconded by Bob Costello. Motion included flexibility to use homeowners to assist, as needed. Motion passed.

Approval of Minutes: Minutes from the November 18, 2006 Board Meeting were presented for review. Corrections were provided to Mark L. for updates to the minutes, Mark L. will make updates and send out to the Board.

Board Management:

Reconsideration of Board Committee Assignments. Mark Baxley discussed assignments on the Master Association. Need to determine how best to support this. Need someone other than Rich Olivo as a committee member. Jack Stout would be the new moderator, Gary Windsor would become a member of the committee. Bob Costello would be a new member of the committee.

Rich reported that the cost of the lift station was around \$50,000. Design was done by Keith and Rich.

Motion that Tom Evon be the new moderator of the Athletic committee, with Gary Trujillo and Jack Stout as member of the committee. Gary Windsor has resigned from the Athletic Club. Jack, Rich seconded. Motion passed.

Bob has invited Gene Peteranetz to serve as a member of the property management committee.

MWA legal considerations. Mark pointed out that without documented procedures and documentation of processes, there could be future legal considerations. Rich reported that there are check signing procedures, bid procedures, etc. There was just a financial audit done. Mark B. just wants to ensure that there are procedures and documentation in place in the case of a future dispute.

Mark B. would like to have a periodic report to the Board on progress on achieving "light of day" documentation where all MWA procedures are documented and followed.

Motion to the Treasurer that the legal fees from Master Association letter from Rod McGowan be paid by the Master Association submitted by Kurt, seconded by Bob. Gary W proxy vote was against. Rich abstained. Motion passed.

Board Committee mission statements. 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 Filing II has, in previous years, made attempts to have Filing I join our association. Consensus 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.

Reviewed Balance Sheets by tract. Receivables down to \$5400.

Reviewed Income Statements by tract. Snow removal for December is going to be a big number, which we have not received yet.

Reviewed the Reserve and replacement fund Balance Sheet and Income Statements by tract.

Mountain Parks Electric announced an 11.7% rate increase. This is the first of planned annual increases for the next three years.

Sewer rates will be increased from \$20 to \$22.50 per unit as of January 1, 2007.

Property Management:

J.C. gave a manager's report to the Board.

Compactor is not working very well because of the cold.

We are removing excess snow from Fishing Springs, Meadows, Meadowbrook, Soda Creek and Court Club roofs. Need to be careful of skylights.

J.C. has gone and turned on heat in units to prevent freezing. Fear is that there will be leaks when there is a thaw. Kurt suggested we leave a flyer in each unit telling the owners not to turn heat off. Bob asked J.C. to set up a regular schedule for checking units.

J.C. has started a certificate of liability process for any subcontractor work done for Associations.

We will fill the pool in April and see what the situation is in leakage. If needed, we will need 6 weeks to get a liner in, then a two day shutdown to get the liner replaced.

Athletic Club:

The next course of action on the pool are:

1. Have contractor come up and get liner inspected and patched while the pool is dry
2. Fill the pool and monitor water loss
 - a. Monitored by Rich and JC in inches
3. Contact pool people and determine if water loss is appropriate
4. Activate the boiler/filtration system (in May) to see if that causes any water loss
 - a. Monitored by Rich and JC in inches
5. Evaluate the results and determine next steps

In the mean time, J.C. and Bob will look for pool liner suppliers and a new boiler.

Rich suggested that we also look at the decking situation.

Rules and Regulations:

Rich reported that the new trailer signs are manufactured and are being installed (say no RV or Trailer parking).

The Board discussed that we are OK with continuing to use the hanging parking permits. We did not want to move forward with suggestions to have decals for owners or sheets of paper to go on the car dashboard for guests.

Maintenance and Architectural Control:

Motion submitted to approve an owner request to install an A-frame snow diverter over the lower level heater vent on Court Club D-1 submitted by Bob Costello; seconded by Kurt. Total cost to be paid by the owner. Motion passed.

Gerry Johnston asked about limits on amount of labor the tract pays for on TREX deck replacement. Bob Costello noted that no tract should approve TREX unless the tract has funding.

Motion submitted by Gerry Johnston, seconded by Jack Stout regarding the replacement of decks, that the labor covered by the tract would be limited to the common size and configuration of decks in that tract. Motion passed.

Soda Springs Master Association

Discussed in general the structure of the Master Association.

The meeting was adjourned at 12:04 PM. **Motion to adjourn by Jack Stout, seconded by Bob Costello.**

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