

SODA SPRINGS RANCH - FILING II
Homeowners' Association
MINUTES OF BOARD MEETING
Soda Springs Ranch Restaurant Building
July 21, 2007

Present: Bob Costello, Rich Olivo, Tom Evon, Gary Windsor, Gary Trujillo, Gerry Johnston, and Mark Baxley

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

Absent: Mark Lewis, Jack Stout, and Kurt Ostrow

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

Approval of Minutes: Minutes from the May 19, 2007 Board Meeting were presented for review. **Motion was made by Bob Costello, seconded by Gary Windsor, that the Minutes for the May 19, 2007, meeting be approved. The Motion passed unanimously.** Signed copies of the Minutes were given to J. C. Cavalera for filing in the Management office.

Committee Reports:

Financial: Bob Costello, Treasurer, presented the following summary of financial information for the year ended June 30, 2007 for Soda Springs Ranch Condominium Association:

OPERATING FUND

BALANCE SHEET-PAGES 1-3

Total Cash in Operating Fund of \$24,521 and in General Fund \$12,725

All Tracts have positive Fund Balances, except for Tennis Cottages.

Dues collected early for the First Quarter of the 2007/2008 Fiscal Year totaled \$20,298, approximately 20% of the total for the First Quarter.

The General Fund now has a positive Fund Balance, but the Auditors will probably record Depreciation on the Mail Boxes. The Audited Statements may show a negative balance, but by June 30, 2008 we should have a true positive balance for the first time in nine (9) years.

REVENUE AND EXPENSES-PAGES 4-7

While Snow Removal is well over Budget, the overall expenditures were approximately \$6,500 under Budget. Both Common Area and Insurance were under Budget

RECEIVABLES-PAGE 8

As 6/30/2007 they totaled \$2151.00.

ATHLETIC CLUB-PAGES 9-11

There was cash of \$12,204 as of 6/30/2007.

The Fund Balance has increased by \$18,768 year to date. This is because we have been collecting funds to repay the advance for the Hot Tub. The repayment is not an expense, since the Hot Tub was capitalized at time of purchase. Also, there has been more income from Pool Fees and the Storage Yard than was budgeted. Repairs and Maintenance was below Budgeted amounts.

RESERVE AND REPLACEMENT FUND

BALANCE SHEET-PAGES 12-13

All Tracts now have a positive Fund Balance, with Meadows and Meadowview having small positive balances, but improving.

Our Cash is deposited in three (3) different Banks, with funds in interest bearing accounts for two of the Banks and a regular checking account for the third account. All funds total \$127,270.

REVENUE & EXPENSES-PAGES 14-18

We have spent \$13,541, offset by \$3,750 in interest income, for Common Area items; the difference of \$9,792 has been allocated back to Tracts based on number of Units.

Within the Tracts most has been spent on Decks (Total \$9,607), Roofs (Total \$12,742), Building exteriors TC Atriums (Total \$9,607), and Common Area Improvements (Total \$6,293).

Financial Miscellaneous: Bob Costello further reported that he is in the process of discussing our insurance coverage with two insurance agents from Estes Park. They are to prepare a proposal. Bob will report on this at our next meeting. On Wednesday, July 28, 2007, Bob Costello and Mark Krieg will meet with Day & Associates to start preparation for the annual audit.

Maintenance and Architectural Control: Gary Windsor discussed the matter of using Trex when replacing decks. He stated that labor costs are now more than the Trex material. Gary suggested that the HOA should now pay for the Trex material, and the homeowner should pay for the labor. Discussion was held and it was decided to leave the policy as is.

Committee of the Whole – Athletic Club Improvements:

Bylaw Amendment: A proposed Bylaw Amendment drafted by our attorney, Rod McGowan, was presented for consideration. The amendment revises the required percentage of owners voting favorably for Board expenditures in excess of \$25,000 from 75% to 67%. **Motion was made by Mark Baxley, seconded by Bob Costello, that the proposed Bylaw Amendment be approved. Motion passed unanimously.**

Owner Feedback Regarding Amenities: Mark Baxley reported that nearly all owner e-mails and phone calls had been strongly in favor of preserving our amenities. Three of the responses were in favor of keeping at least one of the tennis courts. Tom Evon pointed out that the cost of maintaining our amenities equals only 10% of our dues. Tom stated that the \$30 monthly expense per unit seemed very reasonable for the amenities we support. Tom commented that the \$30 per month cost was the “monthly reality” of this issue.

Tom further suggested that we improve our signage on Hwy. 34 to more effectively promote our community. There was consensus that improved signage should be considered at a future meeting. **Motion was made by Rich Olivo, seconded by Bob Costello, that a sign be installed at our Hwy. 34 entrance showing our address as “9921 U.S. Hwy. 34”. The motion passed unanimously.**

Amenities Proposals:

Gary Trujillo made a presentation about tennis court surface replacement. He has talked with Sport Court, a manufacturer and leader in sport court surfaces, about PowerGame, their most durable surface product with a 10 year warranty. Estimated costs would be approximately \$32,000 per court for materials, and approximately \$4,000 for prep and installation. This type of court would have multi-uses: tennis, basketball, and volleyball. The new surface could be flooded during the winter months for hockey and ice skating. We viewed a video describing the PowerGame product. There was a strong consensus of approval for the Sport Court presentation.

Discussion continued at length in review of Board members' proposals. After thorough discussion, **a motion was made by Bob Costello, seconded by Gary Windsor, that the Board's proposal at the Annual Homeowners' Meeting would require a special assessment of \$875 per unit, and a payment option of eight consecutive quarterly payments of \$110 would be available. The expenditures covered by the special assessment would be approximately as follows:**

1. Pool improvements - \$11,500
2. New equipment for exercise facility and modify Athletic Club by moving exercise equipment to racquetball court adjoining weight room - \$14,600
3. New tennis court - \$40,000
4. Family Park - \$34,650
5. Contingency - \$4,250

Total: \$105,000

The motion was approved unanimously. A cost breakdown entitled "Exhibit A" is attached hereto for reference.

A motion was made by Bob Costello that a proxy for the annual meeting, similar to the sample he presented at the meeting, be used for this year's annual meeting. Gary Windsor seconded the motion. Motion was passed unanimously.

Property Management: Jean Claude commented that we are still having problems with the use of the compactor. It is an ongoing problem.

We now have a new sign at the entrance that there is no boat, trailer, etc. parking at SSR. This will be enforced for everyone by the management company.

Motion was made by Gary Windsor, seconded by Mark Baxley, that Jean Claude Cavallera be given total and final authority to enforce all rules and regulations regarding Soda Springs Ranch, Filing II. The Motion carried unanimously.

A new combination lock has been installed on the door to the Athletic Club. Owners and guests may obtain the code from the property management office. The combination to the side gate is no longer being given to anyone. A new locksmith has expressed interest in doing our lock replacement/repair work. The company is A-AB Lock & Key.

Master Water Association: Gary Windsor reported that Filing III will not be re-establishing its Homeowners Association, therefore, they will have to contract individually with the Master Association for water and will be billed individually. A \$5.00 per quarter fee will be charged to offset mailing costs. Anticipated completion of documentation for the individual Filing III contracts should be by the end of September. Gary further reported that the MWA would not bill tap fees for the unbuilt lots in Filing III, and that the unbuilt lots would be grandfathered in, in the same manner as all the other lots in Filing III. Rich Olivo stated that hand watering of lawns in Filing III was within MWA rules, and that owners would not be permitted to operate lawn sprinklers once a new lawn is established.

Unfinished Business: None

New Business: Bob Costello suggested that the Board act now to proceed with removing the fence around the meadow. The first step would be to contact the Filing I Board for their approval. After some discussion, it was decided to postpone consideration of this matter until our November meeting.

Annual Meeting – September 22, 2007: All tract reports and committee reports must be delivered to the property management office no later than August 31, 2007. September 7, 2007, is the scheduled date for the mailing of the packets to all the owners. Mark Baxley announced that the reports on the individual tracts will not be presented verbally at the meeting.

Adjournment: At 12:30 PM, **Bob Costello moved, Gary Windsor seconded that the meeting be adjourned. Motion passed.** The next meeting will be held on September 22, 2007, at 8:00 AM, with the annual meeting immediately following. After the annual meeting, a post Board meeting will be held to elect a slate of officers for the coming year.

Respectfully submitted,

Mark A. Baxley, President

Approved by Board Members _____:
Date

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