

SODA SPRINGS RANCH - FILING II
Homeowners' Association
MINUTES OF BOARD MEETING
Soda Springs Ranch Restaurant Building
March 15, 2008

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

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

Absent: Tom Evon

Open: Mark Baxley, Board President, called the meeting to order at 9:02 AM.

Approval of Minutes:

Minutes from the January 19th, 2008 Board Meeting were presented for review. **Motion was made by Bob Costello, seconded by Gene Peteranetz, 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 six months ending February 29, 2008. Total cash in the Operating Fund is \$56,494 and \$8,879 in the General Fund. Accounts Receivable totaled \$11,811. Accounts Payable totaled \$20,057, the majority of which was for insurance. All tracts have positive Fund balances. The General Fund has a negative balance and will until later in the year.

Revenue and Expenses. Normal expenses of operations in the first eight months for the tracts, with the exception of higher-than-anticipated snow removal. The financials do not reflect a February bill of \$5,500 billing for snow removal. We will be going over budget.

There has been some damage to units (e.g. decks damaged due to snow coming off roof).

Receivables. Bob reviewed a receivables schedule dated March 15, 2008. The AR Aging Summary shows a balance of \$9,877.57. Special Assessment receivables total \$59,495.

Athletic Club. There was a cash balance of \$19,630 as of February 29, 2008. Special Assessment cash totals \$45,181. All funds collected from the special assessment are

kept in a separate account. Revenue for the Athletic Club is \$111,803 in excess of expenses thru February 29, 2008. \$105,000 of this excess is the Special Assessment.

Reserve and Replacement Fund

Balance Sheet. All tracts now have a positive Fund balances. 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 \$123,622.

Revenue and Expense. Overall, \$61,722 was spent on R&R items during the first eight months of the fiscal year. Revenue for the same period was \$66,535. There was \$15,215 spent on deck replacements, \$15,126 spent on roof repairs, \$12,470 spent on building, \$2,787 spent on parking lot improvements, \$6,895 spent on garage doors.

Mark Krieg discussed that the mailing of statements for the special assessment was confusing as it showed any remaining balance as past due. Mark will include a letter in the next mailing.

Bob Costello reviewed with the Board the proposal from Day and Associates for their audit fees for 2008. Fees for the audit will increase from \$4,000 to \$4,300. Fees for the tax return would remain at \$300. **Motion was made by Rich Olivo, seconded by Bob Lang, that the proposal from Day and Associates for audit and tax fees for 2008 be approved as presented. Motion passed.**

Special assessment Assignments:

- Sports Court – Gary T
 - Have final contract. There is a question on what we want to do on court lighting. There are 2 triple lights in bid. Would not be enough to light this up for actually playing sports at night, but would illuminate the court. We would have to look at power to support lighting the court properly. Board suggestion is that we do not do lights at this time.
 - Gary reviewed the written proposal with the Board.
 - Board selected traditional green courts with red border.
 - Excludes adjustable basketball stands, lights,

Motion was made by Gene Peteranetz, seconded by Mark Baxley, that the contract for the sports court be approved as presented, with traditional green court with red border, excluding adjustable basketball stands and lighting. Motion passed.

- Gary will get the contract re-written with changes requested by Board.
 - 50% down payment required. Need copy of evidence of insurance and workers compensation to be sent to us.
- Structures – Gary W

- Hot tub gazebo
 - Discussion on reducing size to 10'x10', then we don't need county permit at this size. Will look just like cover over gas grill. Gary will volunteer labor.

Motion was made by Gene Peteranetz, seconded by Jim Blakely, that the hot tub gazebo be approved as presented, with the size reduced to 10'X10' and Gary Windsor volunteering labor. Motion passed.

- Picnic pavilion
 - Discussion on whether to build pavilion on top of existing tennis courts.
 - Gary pointed out that concrete is \$10SF. We could do concrete work later.
 - Board re-iterated that we want to go with a 24'X18' size pavilion. 18' will be the length along the peak of the pavilion. 24'x18' material/labor without concrete work is approximately \$16,600.
 - Discussion of whether to go with time and materials for fixed bid. Also discussed that we need to determine which contractor will get the work done according to our schedule.

Motion was made by Bob Costello, seconded by Mark Baxley, that Gary and Rich pursue a time and materials contract with either John Bendrat or Bill Heiler for a 24'X18' pavilion without concrete work. Motion passed.

- Picnic tables
 - We have a budget for 6. We will put 4 in the pavilion, 2 on the apron
- Play system. Mark Lewis reviewed the proposal from Vinyl Adventure Playsystems. This system has the advantage of having either wood encases in vinyl or 100% vinyl parts, making the system virtually maintenance-free and likely increasing the useful life of the system versus a traditional redwood or pine system. Proposal was for \$5300, which includes installation. There would be additional costs for landscaping (pea gravel, weed block, border for play area to contain the pea gravel. Proposal calls for 50% down now and remaining 50% to be paid upon delivery and installation of the system.

Motion was made by Gary Windsor, seconded by Bob Costello, that the contract for the play system be approved as presented, with the costs for the landscaping to come out of the normal landscaping budget of the HOA. Motion passed.

- Lighting for the pool – Jim B.
 - Jim is continuing his research.
- Landscaping/trees – the Board agreed to focus on other items, and then we will look at landscaping/trees.

- Exercise equipment – Bob L.
 - Still looking at options. Some pieces are still usable. All equipment would be moved downstairs.
 - Bob L. noted that resurfacing the court with a nice multi-purpose material would be \$4.75/SF.
 - Would like to add a universal system manufactured by NordicTrack. Bob L. can secure a 10% discount for us.
 - We need to look at electrical needs in the exercise area.
 - The bathrooms are not in great condition. The Board feels that this cost is a part of regular maintenance costs.
 - Bob L. also is considering if we might want to have flat screen TV(s) added to the facility.

- Pool cover – Bob C.
 - Bob C. reported that the costs of the motorized pool cover were estimated at \$8,175 installed without a remote control. Bob C. will get another bid that includes the cost of the remote control.
 - There will be additional costs for electrical work.
 - Bob C. proposed that we could build a bench over the cover, which will allow some additional protection to this HOA asset.
 - We are likely looking at \$10.5K to complete this project.

Motion was made by Gary Windsor, seconded by Gary Trujillo, that the Board approve the costs for a motorized pool cover with a remote control, that the pool cover be blue, that a bench be built over the pool cover, and authorizes the estimated increased expenditures for the items mentioned above, plus electrical work, of \$10,500. Motion passed.

Property Management:

- JC discussed the fact that certain units had deck and/or railing damage from snow as it came off the roof of a unit. The Board noted that repair of these decks is an R&R cost.
- Snow from roof fell onto a BBQ that was left exposed. In the email sent by the homeowner to the tract representative, the homeowner wants to go after the cost of the BBQ via the Snow Removal Contractor.
- JC noted that there is some moisture/water in the crawl space under Tennis Cottage units. This is a drainage issue.
- There are some units with leaky roofs in Meadow View, Meadow Brook, and the Meadows.
- Mark L. reviewed the proposed costs received from GoKeyless regarding the rekeying of the clubhouse door to the pool, the door to the athletic center, and the fence gate to the pool area. Mark L. noted that GoKeyless has quoted a price of \$3,600 (discounted from \$5,250), which includes 3 keyless door locks, 300 proximity cards, software for programming the proximity cards, a data transfer module for programming the locks and for downloading data from the

locks (e.g. who entered at what time), and a steel gate box for mounting one of the locks on the chain link fence gate. Mark L. noted that this type of system will allow for greater control over the access of the facilities. It will also provide an audit of who used what facility when. Mark noted that there would be electrical work and installation work that, it is assumed, would be done by Rich.

Motion was made by Gary Windsor, seconded by Gene Peteranetz, that the Board approve the costs for a keyless lock system of \$3,600, plus electrical and installation work. Motion passed.

- Board authorized JC to order more trout for the ponds. Rich suggested that we get Adam Papuga to estimate just how much trout should be stocked in the pond.
- JC asked the Board when we would like to hold the Annual Homeowners Association meeting.

Motion was made by Gene Peteranetz, seconded by Rich Olivo, that the Annual Home Owners Association meeting be held September 20, 2008. Motion passed.

- Rich discussed with the Board the topic of tree spraying. Cost is \$12/tree. We have approximately 250 trees. Rich feels contractor who did tree spraying this year did a good job.

Motion was made by Gary Windsor, seconded by Gene Peteranetz, that the contract for the tree spraying be approved at \$12/tree. Motion passed.

- Weed spraying will be discussed at a future Board meeting.
- Discussed that a HOA member who has incurred a fine for parking violations wants that fine rescinded. Felt that he was not given sufficient warnings. The Board noted that warnings are optional; we are not required to provide written warning when someone violates the HOA rules. The Board agreed that the track representative will notify the owner that his fine is rescinded, but we expect this to not occur again in the future.

Motion was made by Bon Costello, seconded by Gene Peteranetz, that the fine be rescinded. Motion passed.

- Jim pointed out that lighting in the storage area is problematic. Makes parking difficult.
- Rich let the Board know that the trash compactor is now locked. Regina is issuing keys (one per unit)
- JC reviewed with us the renewal of the Management Company contract. Contract includes 10% increase of costs for the 3 year period of the contract.

Motion was made by Gary Windsor, seconded by Gene Peteranetz, that the Management Company contract be approved with a 10% increase in costs for the 3 year period of the contract. Motion passed.

New Tract on Bergstrom property:

If we were to ever add a new tract, Rod McGowan advised the Board that we would need to get a vote of the entire HOA. Gary W. pointed out that he is unsure that we have the water to support a new tract. If the developers were willing to invest into a new well or other infrastructure improvements, then we might listen. Gary W. assured the Board that nothing will happen as far as water without the approvals from Filings 1 and 2. Bob C. sent the Board information on the developers that had indicated an interest in building on the Bergstrom property.

Master Water Association: Gary W. informed the Board that bids on natural gas generators are being secured. These generators would power the entire system. Fire would likely not impact a natural gas system, so then we would have water to each unit. The gas generator for Tennis Cottages would have to be installed on a concrete pad. The cost is estimated at \$28,000 for the generators with a final installed cost likely to be around \$35,000. Gary W. noted that the MWA has sufficient funds to pay for this.

Gary W. has directed Rod McGowan to send contracts to individuals that live in Filing 3.

Gary W. noted that the MWA by-laws need to be posted on the Soda Springs Ranch web site.

Unfinished Business:


Jim B. asked if he could get plans for the property. Regina will get this to Jim.

The lease with JC for office space expires this August. We need to negotiate a renewal of this lease.

Motion was made by Bob C., seconded by Gary W., to authorize the Board's Executive Committee to begin negotiations with JC on the office space lease, get formal proposal from JC, and the Board's Executive Committee is authorized to approve the lease. Motion passed.

Motion was made by Gene P., seconded by Bob C., to adjourn the meeting. Motion passed. The meeting was adjourned at 11:40am.

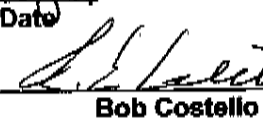
Respectfully submitted,



Mark A. Lewis, Board Secretary

Approved by Board Members May 17, 2008
Date



Mark Baxley

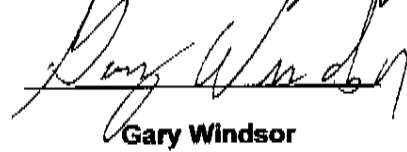

Bob Costello

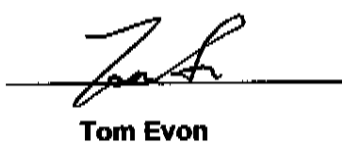

Gene Peteranetz

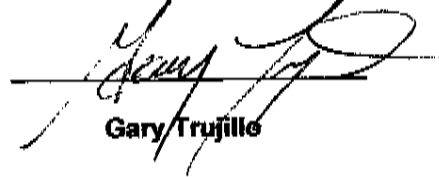

Bob Lang


Jim Blakley


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