

**SODA SPRINGS RANCH -
FILING II Homeowners'
Association**
MINUTES OF BOARD MEETING
Soda Springs Ranch Restaurant Building
January 17, 2009

Present: Mark Baxley, Gene Peteranetz, Bob Costello, Mark Lewis, Rich Olivo, Jim Blakley, Gary Trujillo, Tom Evon, Bob Smith, Bob Lang (phone)

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

Absent: Gary Windsor,

Open: Gene Peteranetz, Board President, called the meeting to order at 8:59 AM.

Approval of Minutes:

Minutes from the November 15th, 2008 Board Meeting were circulated for Board member signature. **Motion was made by Gene Peteranetz, seconded by Bob Costello, 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 December 31, 2008. Total cash in the Operating Fund is \$45,014 and \$16,544 in the General Fund. Accounts Receivable totaled \$6,550. Accounts Payable totaled \$5,794, the majority of which is billings for snow removal. All tracts have positive fund balances.

Revenue and Expenses. Bob reported that the expenses for operations for the tracts had nothing unusual during the first six months.

Receivables. An AR aging as of January 16th was reviewed, which showed outstanding receivables of \$33,940.86. Bob noted that SC201 has delinquent HOA dues, however the unit is for sale. We will collect the outstanding HOA dues when the unit sells.

Athletic Club. There was a cash balance of \$3,537 as of December 31, 2008. Special Assessment cash totals \$7,339. Special Assessment Cash and Receivables total approximately \$30,700, meaning that there is

theoretically a remaining balance of \$5,700 to spend of special assessment funding. This should go to the regular checking account as there has been approximately \$5,500 paid out of the regular account for walls in the old racquetball court plus electrical work. Additionally \$5,000 was spent for the base around the play area and \$2,000 for outdoor lighting and curtains around the hot tub. There is still work to be done on the interior and some outdoor work.

Revenue for the Athletic Club is a deficit of \$7,505 for the six months ending December 31st. This is due to an increase in depreciation expense, repairs, and maintenance costs.

There are only two units that are delinquent on their payments toward the Special Assessment.

Reserve and Replacement Fund

Balance Sheet. All tracts now have a positive fund balance. Bob noted that Tract Reps should give serious consideration to increasing the R&R portion of tract dues next year for six of the nine tracts.

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 \$134,798.

Revenue and Expense^ The past two months, only \$2,179 was spent on R&R items. Year-to-date, \$34,467 has been spent on R&R items during the first six months of the fiscal year against revenue of \$51,447. There has been \$14,716 spent on deck replacements, \$3,613 on roof repairs, \$3,335 on building, \$4,098 on parking lot improvements, \$942 on garage doors, \$2,700 on tree removal and \$1,747 on Plumbing/Sewer.

Motion was made by Rich Olivo, seconded by Mark Baxley, that the financials be accepted as presented. Motion passed.

Property Management:

J.C. reported the Management Office is working on ice removal on roofs at Fishing Springs. They also need to work on the back of Meadow Brook and Soda Creek.

J.C. noted that snow removal costs are lower than last year. This is due to lighter snow fall this year versus last year. We still have some months ahead of us where we traditionally experience heavy snow fall.

Meadowview B-5 had a water break in the unit which resulted in extensive damage. The break was due to a frozen pipe. The leak started in the third floor. It was noted that the heat was off in the unit, allowing the pipe to freeze and break. There was minimal water damage to adjacent units.

Mark B. noted that for \$15.95, you can get a good new thermostat which works very well.

Rich O. asked if article could be put in Rancher that would inform property owners that Rich would be willing to do a thermostat replacement for a cost of \$40 per thermostat. There could be discount for multiple thermostats in a unit.

J.C. would like to buy a vacuum for the Club House.

Bob L. suggested an article be placed in "The Rancher" with winterization tips. Some suggestions are a back-up heat system, solution for draining pipes.

Athletic Club improvements:

Bob L. noted that the Athletic Club is in a stable condition now. The new pool table, which was approved at the last Board meeting, has been delivered and is now in service in the Athletic Club. Painting is almost done. Bob L. is still looking at wireless hook-up for TV's whereby individuals could use headsets to listen to either of the TV's while working out. Bob wants to take some photos of people using equipment for posting to the SSR web site. Gary T. noted he has some photos already that we could use.

All old equipment has been removed from the Athletic Club.

Mark L. asked for a clarification on who would provide maintenance for the pool table. Rich O. said he will do any repairs that are needed for the pool table. Mark L. suggested that a repair kit be purchased for the felt on the pool table and replacement cue tips.

We discussed whether we want to get a ping pong table that would fit on top of the pool table. After discussion, we reached a decision to stay with what we have for right now.

Gary T. noted that bathrooms are functional, so we don't need to do anything right now. Jim B. noted that new light fixtures have been installed.

Moisture Issue in Tennis Cottages:

Bob C. reviewed the response from Rod McGowan to the Board's inquiry regarding the definition of Common Area for Tennis Cottages. Rod's opinion is that the crawl space under the Tennis Cottage units is "limited Common Space" as defined in the HOA bylaws. This means that the tract (Tennis Cottages) is responsible for any costs associated with addressing the moisture issue identified in the Tennis Cottages crawl space. Funding to remediate this issue would first come from the tract R&R, then from a special assessment to the tract, if needed.

Tom E. noted that this really is a minor moisture issue and that he has seen much worse as a realtor. The remediation steps need to be taken should be minor. Tom will wait until April to get someone up to assess the situation as this is when moisture in the crawl spaces should be at its peak.

Mark B. again suggested getting ServePro to send someone to look at this. Tom noted that he has already reached out to ServePro. Tom also knows a

professional that he trusts and will be asking this person to look at the situation.

Mark B. suggested that external venting of dryers be investigated.

Mark B. suggested if there were to be a large cost incurred (e.g. special assessment), perhaps Tom should work with Bob C. to set up some sort of payment program like we did with the amenities project.

Bob C. is to send email to Board advising of costs associated with Rod McGowan doing his research on this matter for the Board.

Master Water Association;

No update for this meeting.

Unfinished Business:

Water Drainage

Mark B. noted that we need to look at water drainage around units, especially patio areas. We need to be sure that we have proper drainage away from units. J.C. will assist with finding a contractor to look into this.

Replacement for Tom Evon

Tom introduced Bob Smith, who purchased a TC unit a year ago. Bob S. has agreed to serve out the remaining six months of Tom's term on the Board. Bob will assess if he would like to be nominated to serve a new three year term at the Annual Board meeting this September.

Gene P. requested a letter of resignation from Tom, which was provided to Gene before the end of the Board meeting. It was noted that Tom has been a valued member of the Board, especially in addressing the issues faced by Tennis Cottages when he took over.

Motion made by Gene P., seconded by Bob C. to accept the resignation of Tom Evon from the Board. Motion approved.

Motion made by Gene P., seconded by Rich O. to approve the replacement of Tom Evon on the Board with Bob Smith. Motion approved.

Wireless Internet

Jim B. is getting details on the solution. We will start with 3-4 repeaters placed throughout the property. Jim B. noted that the proposed wireless internet solution allows us to control bandwidth consumed by node. This comment was made to address concerns about the solution's impact on connectivity speeds for the Management Office.

Jim B. noted that we need to consider the issue of getting power to the wireless repeater from the four units where the wireless repeaters will be installed.

Gene P. suggested that as a part of this project, we should look to upgrade J.C. current wireless router with something faster.

Board Assignment

We discussed assignments for this fiscal year. The following changes were agreed to:

Mark B. will serve on the Rules/regulations Committee.

Bob S. will replace Tom E. on the Athletic Club Committee.

Bob L. will serve on the Athletic Club Committee.

Jim Blakely will replace Mark B. on the Executive Committee.

Dinner for local Realtors

Hosting a dinner for local realtors was discussed at the last Annual Meeting. This was to provide exposure to all of the improvements that have been made in the past year. Board decision was to wait to do this when the market improves.

Donation of old exercise Equipment

Equipment was removed and donated to the Walden Community Center.

Electronic publishing of "The Rancher"

Gerry is now creating a pdf version of "The Rancher." Gerry will continue to mail "The Rancher." Owners are to notify Gerry if they still want it mailed to them, otherwise we will all get "The Rancher" off the SSR web site.

Comcast Upgrade

J.C. noted that we now get 25 high-definition TV channels as a part of our Comcast subscription.

New Business:

Mark Lewis to add Rod McGowan email address to minutes. (rmcgowancajqwestoffice.net)

Board discussed if we should move the Board meeting to Sam. Decision to keep meeting at 9am.

J.C. noted that he will be serving lunch after the March Board

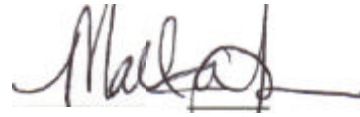
meeting. The May Board meeting is moving forward one week to

May 9th. The Annual HOA meeting will be held September 19th.

Jim B. noted that we need to inform homeowners that access to crawl spaces cannot be blocked off. Rich O. to document units where this is an issue.

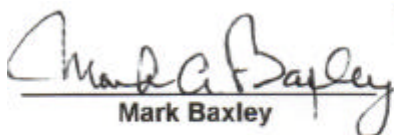
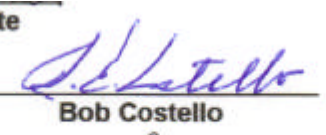


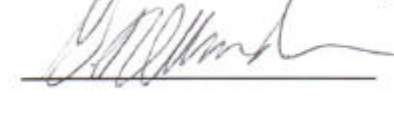
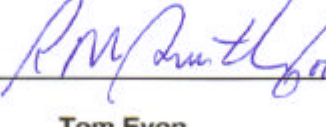
**Motion was made by Bob C., seconded by Gene P, to adjourn the meeting.
Motion passed.**

The meeting was adjourned at 10:40 am.



Mark A. LewiSu *Board*

Respectfully subm tted,

 _____ Mark Baxley	<u> </u> Date	 _____ Bob Costello	_____
 _____ Bob Lang		 _____ Jim Blakley	_____ Rich Olivo
 _____ Tom Evon		 _____ Gary Hume	_____

Approved by Board Members