

**SODA SPRINGS RANCH - FILING II**  
**Homeowners' Association**  
**MINUTES OF BOARD MEETING**  
Soda Springs Ranch Restaurant Building  
March 21, 2009

**Present:** Jim Blakley, Bob Costello, Mark Lewis, Rich Olivo, Bob Smith, Mark Baxley, Gary Windsor, Bob Lang

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

**Absent:** Gary Trujillo, Gene Peteranetz

**Open:** Jim Blakely, Board Vice-President, called the meeting to order at 8:57 AM.

**Approval of Minutes:**

Minutes from the January 17<sup>th</sup>, 2009 Board Meeting were circulated for Board member signature. **Motion was made by Bob Costello, seconded by Mark Baxley, 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 eight months ending February 28, 2009. Total cash in the Operating Fund is \$65,775 and \$18,324 in the General Fund, for a total of \$84,099. Accounts Receivable totaled \$17,734. Accounts Payable totaled \$9,057, 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 eight months. Snow removal costs last year at this point were \$20,622 versus \$13,285 this year.

***Receivables.*** An updated AR aging as of March 21<sup>st</sup> was reviewed, which showed outstanding receivables of \$9,005.86 versus the \$17,734 at the end of February. Bob noted that SC201 has delinquent HOA dues of \$849.00 that are greater than 90 days past due, 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 \$3,394 as of February 28, 2009. The Special Assessment cash balance is \$5,028. Special Assessment Receivables totals \$20,756. The Special Assessment owes the R&R Fund \$18,750. This means after we repay the \$18,750 to the R&R Fund, the Special Assessment account should have

approximately \$7,000 remaining. This balance 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 \$7,189 for the eight months ending February 28<sup>th</sup>, 2009. This is due to an increase in depreciation expense, repairs, and maintenance costs.

On the Special Assessment Receivables page, anything over \$325 is a delinquent account. Per a review of an updated schedule dated March 21<sup>st</sup>, 2009, there are seven 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 in at the May 2009 Board Meeting, he will be increasing the R&R portion of tract dues next year for Fishing Springs, Meadowbrook, Meadows, Ranch Club and Tennis Cottages.

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 \$140,080

*Revenue and Expense.* The past two months, only \$1,633 was spent on R&R items. Year-to-date, \$36,100 has been spent on R&R items during the first eight months of the fiscal year against revenue of \$68,208. There has been \$14,716 spent on deck replacements, \$4,183 on roof repairs, \$3,865 on building, \$4,098 on parking lot improvements, \$1,197 on garage doors, \$2,700 on tree removal and \$1,747 on Plumbing/Sewer.

After the March 31<sup>st</sup> financials are available, Bob C. will begin work on the 2009-2010 budget. Drafts should be available in late April. Per our By-Laws, the budget must be approved prior to May 31, 2009 so that the billing for the 1<sup>st</sup> quarter of our fiscal year can go out around June 1, 2009.

Bob C. noted that the bill from Rod McGowan associated with the investigation of whether crawl spaces were the responsibility of a homeowner or the association totaled \$1,300 and was paid out of the General Fund. Mark Baxley commented that he feels we as a Board should have made this determination versus seeking a legal opinion from Rod.

At the May meeting, we will need to discuss the updated By-Laws. Board members are to review the updated By-Laws and be ready to discuss at the May meeting. Regina Fowler was asked to perform an audit to ensure that the Association web site has all By-Law amendments posted.

**Property Management:**

J.C. asked the Board if we want to spend \$500 to stock the pond with trout. Board approved the purchase.

J.C. noted that spring cleaning activities will start soon.

JC found the hot tub cover left off and some empty beer bottles in the pool area. During restaurant hours, JC cannot have alcohol brought through the restaurant area to the pool. Also noted that we cannot have glass containers in the pool area. Gerry asked to create article in the Rancher for motion below.

**Motion made by Gary W., seconded by Bob S., that alcohol is only allowed on the outdoor recreation area if brought in through the side gate. No alcohol can be brought thru the Caroline's Cuisine building. Only non-glass containers are approved for use in the recreation area. Motion passed.**

**Motion made by Gary W., seconded by Bob L., that the House Rules be updated to reflect previous motion, that alcohol is only allowed on the outdoor recreation area if brought in through the side gate. No alcohol can be brought thru the Caroline's Cuisine building. Only non-glass containers are approved for use in the recreation area. Motion passed.**

The side gate to the pool area was left open twice during one week.

Lights are being left on in the Athletic Club.

Jim B. will secure locking covers for the pool/hot tub thermostats so that we can control changes to temperatures. Jim will also look into motion sensors that control ability to set thermostat, then resets to standard temperature after period of inactivity.

JC has purchased a new vacuum for the Athletic Club.

Still have open action item to purchase repair kit for pool table and pool cues.

Rich noted that Gary T. will purchase 3 new pool cues.

JC still need to look at water drainage issues at MB 1-11-12. Noted that MB 1-2-3 have previously had drainage issues.

Jim B. requested that the office keep a file by tract that documents issues experienced, e.g. drainage.

Board agreed to use Larry again to do tree spraying. JC will coordinate with Larry the timing of the spraying.

Gerry to put article in Rancher regarding the upcoming tree spraying, telling owners to call the office if they want to know the dates the spraying will occur.

**Athletic Club improvements:**

Bob L. asked for authorization to purchase trash cans. OK'd by Board.

Bob L. reported that he had a solution for wireless headphone use in the Athletic Club. For \$230, we can purchase transmitters with a 3 year warranty. The transmitters would connect to each TV and broadcasts the TV sound on an FM frequency. We would need to purchase 7 FM radios at \$30/radio and attach them to each piece of equipment. We will secure headsets through donations by Board members.

**Motion made by Bob L., seconded by Gary W., approving the purchase of the two FM transmitters and seven portable FM radio for use in the Athletic Club. Motion passed.**

Gary W. reviewed the estimate to build out a new floor/ceiling over the one racquetball court where the new exercise equipment was installed. Gary W. has an estimate of \$16,000 from Heiler and \$25,000 from Bender. The estimates are not "apples to apples" and the Bender estimate has additions not in the Heiler estimate. These estimates were not provided to secure Board approval, rather to provide data to the Board for consideration at a future point in time when the Board feels it is time to do this improvement.

We need an exit sign for the Athletic Club. JC to purchase.

Tiling in Athletic Club showers needs work. Gary W. to get estimate on cost to get this work done.

Need to take down tree by hot tub. JC to have Steve Jacobi come and remove the tree.

**Moisture Issue in Tennis Cottages:**

Bob Smith showed the Board photos of conditions in the TC crawl spaces. Bob S. is getting quotes to mitigate damages. Concerns:

1. Moisture on joists
2. venting
3. vapor barrier
4. drainage issues
5. Ventilation in atrium area

There was a plumbing leak found in Stacy's unit.

**Master Water Association:**

Generator is running fine.

A few owners in Filing III are behind on their payments.  
Water pressure is good.

### **Unfinished Business:**

#### **Planting of Trees.**

Jim B. noted it is OK to water planted trees, but it has to be with a hand-held hose or bucket watered. No unattended watering.

#### **MB14 Deck**

The owner would like to do an extension of the deck. We need to get form submitted to Architectural Committee for approval of this extension.

#### **MB3 Patio**

Jim B. noted that he has not seen approval by Architectural Committee for the building of this patio.

#### **Open Space**

Jim B. brought up that any changes to open space is required to be reviewed and approved by the Architectural Committee.

Gerry asked to include an article in the Rancher that any changes to open space is required to be reviewed and approved by the Architectural Committee.

The Architectural Committee is to provide a write up of the steps to be followed when an owner wants to make any change to open space. Gary W. is assigned this action item.

#### **Water damage to MV B5**

Had damage due to break of water pipe. Insurance carrier paid \$25K. Owner paid \$5K deductible for damages from sheet rock out. Owners insurance is covering damages within unit.

#### **Wireless Internet**

Jim B. has secured the Mercai transmitters/receivers. We got 6 repeaters for the price of 4, saving us \$400. Ready to start deploying throughout the property. Jim will set this up so that we can monitor usage by owners. Total cost was \$1060.

Jim secured an upgraded wireless router with something faster for JC. Also got new wireless card for Regina's PC.

#### **Keyless Locks**

Gary has plans for shelter over gate. The cost of a steel door and other materials would be \$1,200. Gary can do labor. JC suggested that we also include a solar-powered floodlight on the proposed cover.

**Motion made by Bob L., seconded by Mark B. to approve the construction of a new cover of the gate entrance to the pool area, purchase of a steel door, and solar-powered floodlight, with Gary W. providing labor. Motion passed.**

**New Business:**

**May Board Meeting**

**Motion made by Gary W., seconded by Bob L. to move the May Board Meeting back to the third Saturday in May, with Gary W. responsible to take and publish minutes in the absence of Mark Lewis. Motion passed.**

**Emailing Rancher**

Jim B. will investigate approaches to emailing owners a link to see the latest version of the Rancher.

**Area Realtors**

The Board previously discussed having a dinner for area realtors. Discussed if there is something we can do. Regina noted that through MLS, she can send a blast communication to area realtors. This could be simply an invitation to come and see the improvements we have made. Regina will do write-up of what the broadcast message would be and review with the Board.

**Filing III use of AC**

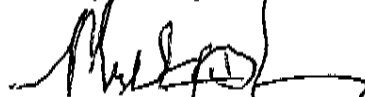
Gary W. noted that there are requests from Filing III to use the Athletic Club. Willing to pay a membership fee to gain access.

Bob C. to check with insurance to see if such a membership would impact our insurance rates.

**Motion was made by Bob L., seconded by Rich O., to adjourn the meeting. Motion passed.**

The meeting was adjourned at 11:55 am.

Respectfully submitted,



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Mark A. Lewis Board Secretary

Approved by Board Members \_\_\_\_\_:  
Date

*Mark A. Baxley*      *Bob Costello*      *Gene Peteranetz*  
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 Mark Baxley      Bob Costello      Gene Peteranetz

*Bob Lang*      *Jim Blakley*      *Rich Oliyo*  
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 Bob Lang      Jim Blakley      Rich Oliyo

*Gary Windsor*      *Bob Smith*      *Gary Trujillo*  
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 Gary Windsor      ~~Tom Evon~~  
 Bob Smith      Gary Trujillo