

Soda Springs Ranch—Filing II Condominium Association Inc.

Board meeting minutes of: Jan 19 2019

Held at: Stillwater Grill, Soda Springs Ranch

Attendance:

Board Member	Present ?	Board Member	Present ?	Total Mbrs
Jack Stout	X	Paul Kaplan	X	8
Jim Adams-Berger	X	Chris Marshall	Phone	
Dana Mitchell	Phone	David Tinkler	X	
Tony Burdin		Stephen O'Brien	X	
Katherine Gates	X	Gary Windsor		

HOA management in attendance: JC Cavallera, Sheila Brown

Committee Members in attendance: Mike Shanks (Finance)

Guest(s):

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1. **Call to order:** Mr. Adams-Berger called the meeting to order at 9:09 am.
 2. **Approval of minutes:** Moved by ? 2nd by ?
 4. **External Comments from Guests:** No owners/guests requested to be on the agenda for this month
 3. **Reports:**
 - A. **HOA Management:**
 - a. See HOA Management report update.
 - i. Challenge to find locks that match ours; would have to re-do entire lock to do the ranch. Any owner who does not key to master will be charged at cost of approx \$139 + labor
 - ii. Comcast would like to come to an HOA meeting and explain relationships and contacts. Recommend a quick blurb in the newsletter and an invite either May or September
 - iii. Discussion on roof needs and options to extend the life of the roof via rubberized coatings to defer costs pending on many tracts
 - B. **Financials/Insurance:**
 - a. Treasurer not available today; will need to follow up.
 - b. Doing OK on budget. A few under and a few over. Watch snow removal closely - if we can stay in budget we, will be fine.
 - c. Need to discover the reason for increase in water.
 - d. First draft of budget for next year will be presented at March meeting. Invoices will be sent in May, so we need to make sure we make any change notification prior.
 - e. Discussion around aging report and approach to handle late charges and applying payments.
 - f. Insurance is in good shape
 - C. **Executive:**
 - a.
 - D. **Athletic Club:**
 - a.
 - E. **Master Water Association:**
 - a.
 - F. **Architectural:**
 - a.
 - G. **Rules and Regulations:**
 - a. No updates.

4. **Old business:**

A.

5. **New business:** The following new business items were addressed.

- Request for bid for B garages - owners would like to have roof replaced. \$5700 current bid. Another bid pending. Request for board approval to the cheaper of the 2 bids, due to board required approval over \$5000. Board unanimously approved.
- Mid-Year May Owners meeting
 - Comcast rep can be available to come to the meeting and address questions
 - Tammi, a windows representative, may be able to come to the meeting and discuss options
 - R&R discussions and changes to HOA
 - Self-Certification
 - Consider future owners meetings at community center due to space considerations
- Roofing - an option to extend roof life is a rubberized coating; DMD is possible contractor

6. **Adjournment:** The meeting was adjourned at 11:49 am. Moved by Burdin, Second by O'Brien.

7. **Future items:**

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Action items:

See standing action items list

Add new standing agenda item for newsletter items moving forward.

9. **Attachments:**

- Agenda
- Financial Summary
- Management report

10. **Next Meeting: March 16, 2019**

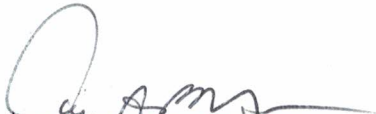
Follow up meeting: bring a 3 and 5 year study where we look at what we need in that timeframe and hit 50% of the needs in year one and decrease the amount in subsequent years

Submitted by,
Chris Marshall, Secretary

Approved by Board members: 3-16-19
Date



Jack Stout



Jim Adams-Berger



Katherine Gates



Paul Kaplan


Tony Burdin

Phone _____
Stephen O'Brien

Phone _____
Dana Mitchell



David Tinkler



Gary Windsor