

**Sun Mesa Townhome Owners Association
General Membership Meeting
Thursday, May 4, 2006, 7:00 p.m.
Antelope Trails Elementary School**

A. CALL TO ORDER: by President Joe Pertl

1. Roll Call --- Bob Dyster-VP, Phil Book-Treasurer,
Members: Judy Beisner, Ron Pierce
Z&R Mgt – Darren Burns
43 SMTOA Owners present for a quorum
Minutes from 2005 General Membership Meeting approved
as written.
2. Certification of Proxies

B. REPORTS:

1. Financial Report – Phil Book, Treasurer

Phil reviewed our major expenses the largest of which was property insurance which increased premium rates and a new pre-payment schedule. Our property insurance rates doubled in cost between 2002 and 2006.

Phil presented Balance Sheets and Budget Comparison with handouts. The SMTOA reserves have been lowered to reflect extra expenses. He believes they should be higher.

Year 2006 Associate expenses should be higher than we have budgeted for. Our net income as of May 4, 2006 is \$707.

Phil presented the Reserve Status with a handout.

President Pertl stated that an Association Fee increase is not being contemplated, at this time.

C. PRESIDENT’S REPORT: Joe Pertl, SMTOA President

Joe Pertl passed the basket for a monetary collection to be used for the Antelope Trails Elementary School students.

The SMTOA website is up and running at www.sunmesatownhomes.com

The SMTOA Rules and Regulations are published and were passed out to the General Membership Meeting attendees. The remaining homeowners and renters will be mailed the Rules and Regulations.

The proposed SMTOA Bylaw Amendment allow flexibility in setting the Annual General Membership Meeting was discussed and meeting attendees submitted their ballots for approval/disapproval. Because of difficulty in interpreting the quorum requirements for this amendment, results of the vote will be delayed pending legal interpretation.

D: NEW BUSINESS:

1. President Pertl expressed thanks to Bill Frier and Judy Beisner both outgoing SMTOA Board Members.
2. Introductions given for Ms Colleen Abeyta (present) and Mr. Pertl read Bill Frier's biography. Both people were on the ballot for election to the SMTOA Board.
3. President Pertl asked for any nominations from the floor---there were none.
4. Motion made from the floor to elect both nominees by acclamation. Second came from the floor.
5. Votes were collected from the meeting participants for the Bylaw Amendment.

E: ADJOURNMENT

The being no further business, the meeting was adjourned at 7:50 p.m.

Robert Dyster
Acting Secretary