

SMTOA BOARD MINUTES, MAY 15 2007  
UNIT 114 SUN MESA TOWNHOMES

A. CALL TO ORDER. President Pierce called the meeting to order at 1530. All SMTOA Board members were present. Kerry Cantrell, Z&R management representative was also present. Various corrections to the Meeting Agenda provided by Z&R were given to Cantrell.

B. APPROVAL OF MINUTES.

1. Minute of the Ad Hoc Meeting, 21 April were reviewed. Motion and second to approve as written was made. Motion passed unanimously.

2. Minutes of the SMTOA General Meeting 3 May were reviewed. Several corrections were provided and noted by Board members. Those will be inserted where appropriate and the final copy will be furnished to Z&R Management when complete. Motion to accept the corrected Minutes made and seconded. Motion passed unanimously. These minutes must be approved by the membership at the next General Meeting.

3. Minutes of the SMTOA Ad Hoc Board meeting, 3 May were reviewed. Motion and second to approve as amended was made. Motion passed unanimously.

4. Minutes of the SMTOA Board meeting 20 March were reviewed. Motion and second to approve as written was made. Motion passed by those members of the current Board present at the March Meeting. Pierce and Browne, not having been present at that meeting, abstained.

C. MANAGER'S REPORT.

1. Cantrell discussed the requirements on SMTOA to comply with IRS regulations regarding taxable income. A resolution has been provided by accounting counsel to defer the taxes due (\$449) to the following year. Signatures by the President and Secretary are required. After discussion, a motion was made and seconded to have the resolution signed and forwarded as part of these minutes. Motion passed unanimously. The resolution is attached to these minutes.

2. Discussion was held regarding the Wehe response to SMTOA's request for action. Generally, the response was felt to be incomplete. Cantrell was tasked to call Wehes and negotiate for a system to inspect the unit on a weekly basis. Additional concerns were raised about the \$10,000 deductible per unit. In the event of a catastrophic loss of an entire building, was that amount applied to each occupant of the entire building, or was it a one time deduction per building. Cantrell was asked to determine what the ruling would be.

3. Oil spills in guest parking area opposite Unit 230. Past history has been that those responsible for continuing spills have been billed for the cleanup process, payment has received in the past. Cantrell was tasked to bill the owner responsible for the spill when the work has been completed.

D. OFFICER'S REPORTS

1. President's report. a. Pierce had provided a synopsis of Donala's suggestions to conserve water to Board members prior to the meeting. After discussion, Pierce appointed Book Chair of an Ad Hoc Committee to investigate the ramifications and possibilities for making modifications to the SMTOA community to reduce the water requirements and consequent costs, and at the same time maintain our appearance and worth of the neighborhood. Book will solicit SMTOA members for committee membership, including but not limited to Coleen Abeyta, Ginger Browne and Dick Ove. Pierce will solicit members via the Newsletter. Book will call candidates to ascertain if they would be willing to serve. The Committee will report back to the Board via email with progress reports in a timely manner and on subjects as determined by the Chair. Arrangements will be made to review the watering zones, legal impacts of modifying the current landscape, and to solicit input from the community in general. Cantrell indicated, based on the experience with the Summer Glen Association, that the process would be lengthy; and that it is probable that no contract and subsequent work could be done before the end of the 2007 watering season. He also observed that it would be beneficial from both the Landscaping company's and the SMTOA's aspect to have a contract awarded and the effort made during the late fall and winter season.

Cost savings could be beneficial to SMTOA in the long term.

Skora departed at 1700 for another appointment.

b. Pierce indicated he will continue publishing a Newsletter. Jan Meesey has indicated a willingness to continue to format the newsletter. Browne will provide her disks to store past issues of Newsletters for the record to archive the information value, noting that the Newsletter is not a policy document, but merely a method of informing and reminding members of various procedures and events of SMTOA. In reaction to the 226 insurance claim, Board members suggested that SMTOA members be asked (via the Newsletter) to notify Z&R Management (as a courtesy) prior to submitting a damage claim to Van Gilders.

c. Delinquent accounts were briefly discussed. Cantrell will provide an email report to Board members.

d. Pierce reviewed the contract renewal position of SMTOA.

e. Dyster's report on the needs to caulk was discussed. Book had checked on the availability of silicone and elastomeric types that might be suitable; limited quantities may be purchased for further investigation. Based on the recommendations, the Board will determine how the caulking will be accomplished and by whom over the summer months.

2. Vice President and Secretary had nothing to report.

3. Treasurer provided copies of his report to the Board, noting specifically that \$10K has been transferred from the Capital Reserve account to the Roof Replacement account. The notes are attached.

#### E. NEW BUSINESS

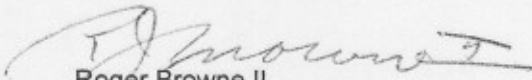
1. The Board voted to approve the replacement of the snow-damaged conifer southwest of unit 25. An Austrian pine was recommended by the SMTOA arborist to be a good choice. Pierce will notify the landscaping company to initiate the replacement process.

2. Browne asked if the SMTOA fiscal year could be moved to correspond more closely to the term of the SMTOA Board. Cantrell will investigate the ramifications of such a move and report to the Board.

#### F. ADJOURNMENT

Pierce indicated the next meeting will be at his house on 17 July, 1530. He then adjourned the meeting.

Respectfully submitted



Roger Browne II  
SMTOA Secretary

Attchments: as