

SUN MESA TOWNHOME OWNERS ASSOCIATION - DRAFT
Board of Directors Meeting Minutes for July 15, 2008

ATTENDANCE:

Present: Phil Book, Coleen Abeyta, Bob Dyster, Bill Roche, Al Schwecke, Bob Haubrich, Dick Ove, Kerry Cantrell (Z&R)

Absent: Dale Messey

PREVIOUS MINUTES:

July 2008 minutes reviewed. Motion to accept by Dick Ove. Passed unanimously.

MANAGERS REPORT:

Legal Update:

Bob H. indicated concern regarding the vacant unit under foreclosure about whether the water/heat was turned off. Kerry will follow up with the mortgage company. If no response, Kerry and a board member will get a locksmith and enter the unit to turn off the water.

Concern was expressed that the legal fees being assessed to the owners of units under foreclosure might be too high. Suggestion to review other legal firms prices to see if a more reasonable package can be negotiated. Kerry volunteered to get some comparisons and report at next meeting.

Work Order Report:

Reviewed by Board Members. No changes recommended. Phil provided Bob D. with a second set of keys to the irrigation controller boxes, so we will have a back up to shut down a malfunctioning controller until a ULS irrigation technician can be called in.

Rental Restriction Survey:

We have received 55 responses to the survey question of whether to limit the number of rentals to 14 units. Results to date show 32 for and 23 against.

The ensuing discussion noted that 67% of full membership is required to amend the Declaration, and that the survey indicates we are a long way from approval. It was noted that there would be legal fees and mailing costs to go forward with a vote on a proposed amendment. There are a total of approximately 12 rentals now; Kerry suggested that there might be additional rentals in Sun Mesa if the economy and real estate market continue to be decline.

Al Schwecke made a motion to table further discussion of this issue for the present. The motion passed unanimously.

ULS Proposals:

1) Window well repair @ \$700

It was noted that our Declaration (more precisely the developer's late amendment to the Declaration) states that it is the unit owner's responsibility to maintain their window wells. The Board would be setting a precedent by paying for this maintenance, even though Sun Mesa has stained all window wells in the past to maintain uniformity of color. There was some confusion by the bidder about which window well was possibly in need of immediate repair (front or back and unit 106 or 110). Board members will examine the problem window well of unit 106 in an attempt to evaluate the urgency of this maintenance request.

The consensus for the long term was to gather more information (including options and cost for complete replacement). In the near term, Kerry will get a bid from CM Robinson Contracting (a general repair contractor who has previously done work for Sun Mesa) for an interim fix such as bracing the wall of the window well.

2) Finish landscaping work in front of #84 @ \$207

This proposal is to remove 2 old, dead or dying shrubs and replace with 2 Buffalo Junipers. The project will include additional landscape rocks over bare spots as needed. The Board approved the proposal and requested Kerry to issue a work order.

OFFICERS REPORT:

Treasurer:

Legal expenses for one of our "problem units" were billed at \$1,624. This expense may eventually be recovered, but the \$1624 expense increases our Accounts Receivable in the interim.

Phil suggested, and Kerry agreed, that the August expense for repairing the underground wiring (\$3199.30) could properly be charged to the irrigation reserve account, rather than to operating expenses. This action will add to the net income for the month and for year-to-date.

The Treasurer reported that the water expenses would likely be within budget for the fiscal year.

Al and Kerry will begin preparing the budget for 2009 by mid-October. The draft budget will be presented, discussed, and finalized prior to at the November meeting.

PRESIDENTS REPORT AND NEW BUSINESS:

ULS has begun the shrub trimming and will complete the task by late September or early October.

Phil noted that the leak in one of the main irrigation pipes, which contributed to the underground wiring fault, should be repaired sometime after the line has been winterized and before the irrigation system is activated for 2009. This entails accessing and re-splicing the pipe.

Phil suggested we bring in 5 tons of landscape rock to cover as many of the sparse areas (exposed ground cloth) as possible. The Board agreed and Kerry will get one or more bids.

The Board briefly reviewed Donala's suggestion to consider replacement of sod with artificial turf. Board decided to take no action at this time, due largely to the very high cost (\$6.00 per square foot) to cover a significant amount of our lawn area.

Phil recommended that each board member should have a working copy of Sun Mesa's governing documents: Declaration, Bylaws, Rules and Regulations, and Policies and Procedures prepared by legal council to ensure compliance with the amended CCIOA.

Kerry reported on 2 bids for tree pruning: first, Mountain High @ \$1,200 (no written bid available at meeting time); second, Front Range @ \$2,150. Board recommended to take the less expensive bid given the same amount of area will be covered and the Mountain High bid is confirmed in writing.

Concrete work by Rocky Mountain Concrete will begin soon.

COMMITTEE REPORTS:

ACC: Unit #246 has requested replacement of stucco around windows. Windows were replaced due to poor initial quality, aging and possible damage by lawn watering. The Board agreed that the Association should assume responsibility for needed stucco repair, provided that a contractor can be located and that patching is feasible. (The stucco flaking near the ground presents a problem because of the lack of a proper substrate for stucco adhesion and because a moisture barrier was applied by the developer.)

Social: No report.

Maintenance: No report.

ADJOURNMENT:

Motion to adjourn by Dick, second by Al, approved unanimously. The meeting adjourned at 6:30 PM.

By default, the next Board meeting is scheduled for the third Tuesday in November (18th) at a place to be determined.

Coleen Abeyta
Secretary