

SUN MESA TOWNHOME OWNERS ASSOCIATION

Board of Directors Meeting Minutes for December 1, 2007

I. Call to Order

Present: Interim President Roger Browne, Vice President Bill Roche, Treasurer Phil Book, Directors at Large Coleen Abeyta and Kathy Palomba-Ouellette.

Absent: Wayne Skora (out of town) and Kerry Cantrell Z&R Mgt. (medical)

No association members other than the Board members identified above attended the meeting.

II. Approval of Previous Minutes

The minutes for the September 14, 2007 meeting were given a final review and approved as written.

III. Property Managers Report

No report due to absence of Property Manager

IV. Officers Reports

A. Presidents Report

1. No items to discuss
2. Z&R Mgt. mailed packet for the assessment vote with the stamped envelope.

B. Vice Presidents Report

1. Bill reported that the dues for NEPCO had not been paid to date. The board agreed that we should officially join and remit the dues to begin in January 2008. Bill will become the official Sun Mesa representative, but anyone is welcome to attend.
2. Bill inquired about the December clean up by Unlimited. They did not do a very good job of removing leaves during the November clean up. Roger will contact Kerry to let him know there was an issue.

C. Treasurers Report

1. Phil reported that we should be receiving the renewal packet for our Homeowners policy with Van Guilder.
2. Phil also reported that we show a healthy opening surplus through October and will likely end 2007 with a surplus.
3. The board approved the proposed budget for next year (2008); the budget is based on the same dues and reserve accruals as for 2007 and projects a small surplus.

D. Secretary's Report N/A

V. Committee Reports

A. ACC Committee

1. The ACC approved a request for a new railing and a storm door on Unit 203.

B. Social Committee

1. Roger will contact the committee to see what plans have been made for a holiday party if any.

C. Maintenance Committee

1. A warning letter was sent to Unit 12 in regard to the parking violation for the Subaru/Volvo.
2. It was also reported that Dick Ove of the committee was not feeling well again and might need some help on the committee.

VI. Old Business

- A. Question pertaining to income tax is still unresolved. Roger will inquire again.
- B. The board will take the question of changing the fiscal year and the board service year to coincide into consideration again at a later date.

VII. New Business

- A. The concrete work has been paid for out of reserves. Rebek's unit was missed and will be picked up when additional concrete work is needed.
- B. A discussion was held about the competency of ULS. It was agreed that bids should be analyzed regarding a possible replacement company. It was also proposed that maybe we needed to communicate shortcomings to ULS and give them a chance to resolve before changing companies. Roger will ask Z&R to solicit a total of 3 bids.
- C. The contracts regarding a choice of arborists were discussed. It was determined that the specifics of each contract needed to be clarified. The board decided that this could be done via email before the end of the year after more discussion with Kerry. Phil Book will resolve any issues with Cantrell.

- D. Roger proposed that the board members take the opportunity to read through the Declaration so that we could make the best decisions possible for Sun Mesa. He is concerned that some of the decisions made in the past have been selective enforcement.
- E. Roger will send out a reminder about the removal of flower pots.
- F. The following aged receivable was discussed:
 - 1. Complaints about past stucco repairs and the need for stucco repairs. Phil will contact Dick Ove and see if they can put a list together to address repairs in a timely manner.
- G. Kerry Cantrell will explain the voting procedure at the upcoming special assessment vote meeting on December 7, 2007. Homeowners will be limited to 5 minutes speaking time.

VIII. Adjournment

The meeting ended about 11:00 AM. The next regular meeting of the Board of Directors will be held on January 15, 2008 at Roger Browne's Unit 106 at 7:00 PM. Kathy Palomba-Ouellette made the motion to adjourn and Phil Book seconded the motion.