

SUN MESA TOWNHOME OWNERS ASSOCIATION
Board of Directors Meeting Minutes for March 17, 2009

I. Call to Order: 5:05PM

Present: President Phil Book, Treasurer Al Schwecke, Vice President Bill Roche and Secretary Coleen Abeyta, Directors at large, Bob Haubrich and Bob Dyster, and Property Manager Kerry Cantrell of Z&R Mgt.

Absent: Dale Meesey

No Association Members other than the Board Members identified above attended the meeting.

II. Approval of Previous Minutes

No comments on draft minutes for January Board meeting. Motion to approve as written and edited by Phil. Bob seconded. Unanimously approved.

III. Property Managers Report

Work order reports were reviewed. Need to add unit 48 with end block snowplow damage to repair list. Collections status for aged receivables was reviewed – one problem unit improving, second problem unit deteriorating with foreclosure sale imminent.

Included in the packet was a document prepared by Sun Mesa's legal representative (Orten, Cavanagh, Richmond and Holmes) that discussed possible implications of additional 2008 revisions to Common Interest Community Legislation.

Reviewed Z&R financials reports for January and February 2009.

IV. Officers Reports

Presidents Report:

Need to develop a plan for May meeting. Following the meeting we will have a Board meeting. At the May meeting Kerry will give the financial report due to Al's planned travel. Meeting date will be May 7th at 6:00PM at Antelope Trails if available; Bill agreed to check on school availability.

Concern expressed again about Declaration needing to be reviewed and revised. Kerry suggested a legal review by ORCL at a cost of \$1,300 to evaluate what would be required to update our Declaration; amendments would be an additional cost to the association and would require a vote of the association members. Bob D. moved to go forward with the legal review and Phil seconded. Discussion ensued; unanimous vote in favor of the motion. Phil noted that the number of rentals within Sun Mesa is growing and that any update to the Declaration should address imposing a limit on the number permitted.

Phil will put out a newsletter in the near future. Among other issues, it will include a request for volunteers to serve on the Board. Also, Bob D. volunteered to write a tribute to Joe Pertl to be included in the newsletter.

A discussion was held in regard to the chronic speeding in Sun Mesa by both residents and visitors. It was agreed that Kerry would have a new sign placed on the south (west) street and make the speed limit 15 mph similar to the 2 other signs. Phil will use the newsletter to remind residents of the new sign installation and the 15 mph limit.

Phil requested that the Board think about cleaning up the corner rocks; some of the large boulders have partially disintegrated and the fragments are scattered into the grass. The markers used to alert the snowplow drivers can perhaps be located to protect the grass and irrigation heads in lieu of the rocks.

It was noted that we need painting bids for those buildings that have reached the 5-year painting threshold. Kerry will solicit RFP bids from a couple of prospective contractors.

Vice Presidents Report: Nothing to report

Treasurers Report:

Al reviewed the financial reports through February. He noted that snow removal expenses through February were below budget. Phil suggested that the savings could be used to bring up the irrigation system temporarily to maintain healthy grass through a dry winter.

Al reported the overall expenses through February are below budget, as is fairly typical due to absence of water costs. The expenses include federal and state income taxes of \$1529.00 on investment income.

Reserves are in good overall condition. Interest rates on reinvestment of maturing CDs have continued to decline and are running at 1% to 2% for 1 to 2 year maturity.

V. Committee Reports: No reports from Architectural Control, Social, or Maintenance committees.

VI. Old Business: NA

VII. New Business:

Kerry provided Landscape Maintenance bids from the incumbent (ULS), Terranomics, and Green Springs. After considerable discussion, Al made a motion to continue with ULS, primarily because of their familiarity with Sun Mesa's property. The contract award was made contingent upon the addition of a monthly walk through with ULS supervisor, Property Manager and selected Board members, plus a change in clause 1e to use a balanced fertilizer in lieu of the high nitrogen type. The motion was seconded by Bill and approved unanimously.

Phil reported a pole light going out in the center island near the west mailbox.

It was noted that some appraisers have expressed concerns regarding the plastic piping used in most units. Bob H. agreed to check with Dick for class action information on this subject.

Bob H. commented on his discussion/inspection of the stucco problems reported by the owners of unit 246. The Board and Manager agreed that we need to obtain an assessment of the scope of the stucco problems throughout Sun Mesa. Kerry will attempt to identify a qualified contractor(s) to conduct the assessment and provide a cost estimate. Phil will provide his thoughts to Kerry so he can respond to the letter of complaint from unit 246.

VIII. Adjournment

The meeting ended about 6:23 PM. The next meeting of the Board of Directors was scheduled for May 7, 2009 following the Annual Meeting and election of officers for the new Board.

Coleen Abeyta
Secretary
3/27/09 Draft