

SUN MESA TOWNHOME OWNERS ASSOCIATION
Board of Directors Meeting Minutes for May 28, 2008

I. Call To Order

Present: President, Phil Book, Vice President, William Roche
Directors at Large, Bob Dyster, Dale Meeseey, Dick Ove, Bob Haubrich
Property Manager, Kerry Cantrell
Absent, Secretary Coleen Abeyta
The meeting began at 5:15 PM

II. Approval of Previous Minutes

The minutes of the March 25, 2008 meeting were approved unanimously without comment.

III. Property Manager's Report

1. The sinkhole outside of wall near south entrance was reported to county authorities, and apparently someone from the county has looked at the problem, but nothing yet has been heard from the county. Waiting for a follow up.
2. Short discussion was held concerning delinquent accounts. Kerry stated that legal action has been taken in one case, but the process is lengthy and could be expensive for the HOA

IV. President's Report

1. Phil covered a number of maintenance items, including possible replacement of the covers for the 2 concrete vaults that provide security and weather protection for the irrigation system water taps. Kerry said he would have ULS check on these and report results. Another maintenance item involved replacement of trees and bushes, specifically south of Unit 154, front of Unit 138, and west of Unit 48. The drip line should be checked in the case of replacement of a juniper bush in front of 138. Hand watering may be required if system is not working. Also, a tree missing near Unit 44 will be replaced with a European mountain ash. Other trees will be 6 foot Ponderosa Pines.
2. Phil reported that there have been complaints about corner rocks blocking irrigation heads. After some discussion, it was decided that moving these rocks would create more problems than it would solve. A decision was made to leave the rocks as is, but to clean up any fragments of shattered rocks. (A check should be made to determine if there is any serious diversion of water caused by corner stones.)

3. A note from Ginger Browne Unit 106, was introduced in which she complained about the poor quality of workmanship in the pruning of bushes throughout the complex. A discussion was held and the consensus was that the pruning of bushes needed improvement and Kerry will notify ULS that we are dissatisfied with pruning results, and more supervision is necessary during the pruning cycle.

4. Phil reported that there are several water problems, particularly between Units 12 and 16. Ground is soggy and it appears that too much water is being applied. The same holds true for the area between units 29 and 49 and along 234 and 332. These areas will be checked and nozzles adjusted accordingly.

V. Vice President's Report

1. Some members indicated interest in NEPCO meetings. All board members will be informed whenever such meetings take place.

VI. Treasurer's Report

Phil reported that we have a cash flow of about \$13,000, but that we have not received an invoice from ULS for April, which will result in double charges for May. Our financial position so far is good. Phil will continue temporarily as treasurer until a determination is made about this position.

VII. Secretary's Report

Secretary was absent.

VIII. Committee Reports

None

VIV. Old Business

None

X. New Business

Dick brought up the subject of the number of renters in Sun Mesa and whether we should limit the number of rental units. Kerry mentioned that this was a possibility and would require a 67% approval vote by the residents. He offered to send a letter to all residents to sound them out concerning their views on this proposal. After discussion, a motion was made by Bob Haubrich to consider this proposal and to vote in July on how to proceed. Motion was unanimously approved.

Dale mentioned that some of the signs prohibiting parking in fire lanes needed to be replaced, and in one case, near Unit 203, to be installed. Signs to be replaced are near Units 234 and 262. Letter will be sent to Unit 203 informing about installation.

XI. Adjournment

The meeting ended at approximately 6:45PM. The next meeting was tentatively scheduled for July 15th, the usual 3rd Tuesday of the month. Place of meeting will be determined at a later date.

William Roche
Acting Secretary
5/30/08