

SMTOA Board of Directors Meeting Minutes
May 7, 2009, 8 P.M.
(Post-General Membership Meeting)

I. Call To Order

Present: President Phil Book, Vice President Bill Roche, Bob Haubrich, Frank Chuba, Bob Dyster, Dale Meeseey. **Absent:** Treasurer Al Schwecke

II. Election of Officers

After a short discussion, Phil Book will remain as SMTOA President, newly elected Board Member Frank Chuba will serve as Vice President; Bob Dyster will serve as Secretary and Al Schwecke will remain as our Treasurer. Members At Large are Bill Roche, Bob Haubrich and Dale Meeseey.

III. Approval of Previous Meeting Minutes (March 17, 2009)

The minutes for the March 17, 2009 meeting were given a final review. President Phil Book motioned for approval of the Minutes and Bob Haubrich seconded the motion. The Minutes were unanimously approved by vote.

IV. Property Managers Report

The Board reviewed the annual paint proposals for exterior trim painting. Proposals were submitted by Gardner Painting, Inc. and De Carlo Painting. Discussion ensued regarding cost and proposal content. Bob Haubrich made a motion to accept the Gardner Painting, Inc. proposal with Option 1 at \$6,935 plus \$570 for gas meter repainting expressly because of the \$3,000 lower bid and the comprehensive bid proposal. Bob Dyster seconded the motion. No discussion was needed and the motion passed unanimously, by vote.

Phil raised a question pertaining to pages 28 and 29 of the Z&R financial reports wherein the posted snow removal cost on page 27 of \$1445 did not agree with the expense register posting on page 28; Kerry agreed to check on the apparent discrepancy.

Property Manager Kerry Cantrell advised us to remove page 29 of the meeting Packet as it did not belong in our report.

V. Officers Report

1. President: Phil Book expressed our thanks and appreciation to the Social Committee for the cookies, brownies and soda provided for the Annual SMTOA General Membership Meeting.

Phil Book asked the Board Members for their opinion regarding the newly installed speed limit sign placed at the southwest driveway of the property. All agreed the sign was okay.

2. Vice President: No report

3. Treasurer: Al Schwecke was out of town. His report was reviewed with no outstanding issues resulting from the review

VI. Committee Reports

1. ACC: No report

2. Social Committee: No report

VII. New/Old Business

Bob Haubrich inquired regarding the current status of the SMTOA Declarations review. It was Bob's understanding that the Board has previously approved spending up to \$1,300 for the ORCL attorneys to review our Declarations and make recommendations for updating the Declarations with respect to updates from recent Colorado Senate Bills relating to HOAs. Phil stated that the "review" was returned as a proposal package presenting options for proceeding. Since the \$1,300 Phase 1 review tends to commit Sun Mesa to continuing with ORCL, Phil wanted to go to ADL attorneys, who were instrumental in writing the original Declarations, to see what they can offer. The main issue is the total cost for updating our Declarations, which could range from \$6,500 - \$10,000, depending on the scope of the needed work. The Board tabled the issue pending receipt of Roger Browne's ongoing analysis and recommendations.

There being no further business, Bob Haubrich motioned for adjournment and was seconded by Frank Chuba and the meeting was adjourned at 9 P.M.

The next SMTOA Board of Directors meeting will be July 21, 2009, 5 P.M., at unit 114.