

Sunset Ridge Homeowner's Association
1512 Grand Ave Suite 109
Glenwood Springs, CO 81601
(970) 945-7266 | (970) 945-7281

Board of Directors Meeting

Meeting:

October 13, 2009 @ 6:00 P.M.

Location:

Crystal Property Management
1512 Grand Ave Suite 109
Glenwood Springs, CO 81601

Present:

Jeremy Verheye – Board
James Griffin – Board
Brenda Scrimsher – Board
Jason Jacoby - Board

Others Present:

Lyndsey Guyer - Homeowner
Sarah Windholz – Crystal Property Management

The Sunset Ridge Board of Directors Meeting was held on October 13, 2009 @ 6:00 P.M. at the office of Crystal Property Management, 1512 Grand Ave Suite 109, Glenwood Springs, CO 81601. The meeting was called to order by Jeremy Verheye at 6:03 P.M. A quorum was established.

Reviewed Current Financials

- The September 2009 Financials were reviewed. Jeremy Verheye made a motion to approve and James Jason Jacoby seconded the motion. The financials were approved unanimously with no corrections.

Reviewed Past Meeting Minutes

- The August 4, 2009 Meeting Minutes were reviewed. Jeremy Verheye made a motion to approve and Brenda Scrimsher seconded. The meeting minutes were approved unanimously with no corrections.

Homeowner Concerns

- Parking in Guest Parking
 - There is a car that the Board would like the booting company to pay attention to. Crystal Property Management will provide the information to the booting company.
- Satellite Dish

- There is a satellite dish that has been installed at 2102 Sunset Ridge. The Board would like Crystal Property Management to follow up to the letter already sent.
- Trash Cans Left Out
 - This continues to be an issue in the community. The Board will continue to provide addresses to be fined.

Additional Topics

- Painting Update
 - Daybreak Construction communicated that the roof project was not completed as expected. They will follow up with this company and attempt to schedule the finish date. The Board agreed to withhold final payment of \$4,500 until the work is completed and the warranty information is provided.
- Ground Maintenance Items
 - The Board asked Crystal Property Management to follow up with Sanctuary Landscaping on adding additional gravel/wood chips to common areas where plastic is showing through.
- Sanctuary Landscaping Proposal
 - The Board reviewed the Sanctuary Landscaping Proposal for year round ground maintenance. The Board asked that Crystal Property Management follow up with Sanctuary Landscaping on adding cleaning the walkways in each building to their responsibilities.

Discuss Proposed 2010 Budget

- The proposed 2010 draft budget was discussed in detail by the Board. Jim Griffin made a motion to increase the dues by \$10 per month. Brenda Scrimsher seconded the motion. Jason Jacoby and Jeremy Verheye voted against the motion. After further discussion by the Board, Jason Jacoby made a motion to raise the dues \$5 per month for a total of \$135 due each month. Jeremy Verheye seconded the motion. The vote was unanimous.

Annual Meeting Date

- The Board moved the annual meeting date from November 10, 2009 to November 9, 2009.
- The 2009 Annual Meeting will be held at Crystal Property Management, 1512 Grand Ave, Suite 109, Glenwood Springs, CO 81601 at 6:00 P.M. on November 9, 2009.
- Jeremy Verheye, Jim Griffin, and Jason Jacoby agreed to remain on the Board for 2010. Brenda Scrimsher will be stepping off the Board. The remaining Board members thanked her for her service.

With no further business to discuss, the meeting was adjourned at 7:11 P.M.

Respectfully Submitted,
Sarah Windholz