

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:

June 16, 2009 @ 6:00 P.M.

Location:

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

Board Present:

Jeremy Verheye
Jim Griffin
Brenda Scrimsher

Others Present:

Sarah Windholz – Crystal Property Management

The Sunset Ridge Board of Directors Meeting was held on June 16, 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 6:40 P.M. A quorum was established.

Reviewed Current Financials

- The May 2009 Financials were reviewed. Jeremy Verheye made a motion to approve and Brenda Scrimsher seconded. The financials were approved unanimously with no corrections.

Reviewed Past Meeting Minutes

- The February 3, 2009 Meeting Minutes were reviewed. Jeremy Verheye made a motion to approve and James Griffin seconded. The meeting minutes were approved unanimously with no corrections.

Reviewed Bids

- The Board reviewed bids for painting of the buildings, staining the logs, and repairing the roofs on buildings #1, #2, #3.
- The Board selected Cahill Painting to paint the worst side of each building and stain all logs this year.
 - The worst sides were listed on the bids as:
 - Building #1 – West Side

- Building #2 – West Side
 - Building #3 – West Side
 - Building #4 – West Side
 - Building #5 – West Side
 - Building #6 – Front Side
 - Building #7 – Front Side
- The Board selected Jr-chitectural Metal System to replace the 6 roofs on buildings 1, 2, 3.
- Jim made a motion to cash out one of the CD's to pay for the above capital improvement projects. Jeremy seconded the motion. The motion was approved unanimously.

Boot Replacement

- The Board decided to not replace the stolen boot at this time.
- The Board directed CPM to ask the booting company to begin booting again.

Sealing Parking Lot

- The Board agreed that the parking lot could wait one more year before seal coating.
- The Board approved Scott Pace from Sanctuary Landscaping to apply sealant on those areas that were beginning to crack.

Comcast Request

- Jeremy provided an overview of his conversation with the Comcast representative and the easement document that they asked the Board to sign.
- The Board decided to not sign the agreement at this time as there is no benefit to the current homeowners.

Spring Walk Around

- There is a piece of concrete that was knocked off a concrete wall that is sitting in the parking lot and needs to be removed. The Board asked CPM to ensure that the piece of concrete is removed.

Homeowner Concerns

- The Board asked that CPM draft up a notice in both Spanish and English outlining the safety concern with the children playing in the parking lot on skateboards, bikes, etc. There have been a couple recent occasions where a child was almost hurt. The Board is concerned that there is no adult supervision.
- The Board directed CPM to write a letter to unit 7102 as the owner had painted over the windows in the garage. The owner has not responded. Jeremy communicated that he would go take a look at the situation and provide CPM direction as needed.
- The owner of unit 1102 has a window that leaks when it is raining hard outside. The Board reviewed a bid from Daybreak Construction to repair the area to ensure that the leaking stops. Jeremy made a motion to approve the work by

Daybreak Construction in the amount of \$2725.00. James seconded the motion. This motion was approved unanimously.

With no further business to discuss, the meeting was adjourned at 7:30 P.M.

Respectfully Submitted,
Sarah Windholz