

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:

August 4, 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

Others Present:

DeAna Erdelen - Homeowner
Lyndsey Guyer - Homeowner
Sarah Windholz – Crystal Property Management

The Sunset Ridge Board of Directors Meeting was held on August 4, 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 6:07 P.M. A quorum was established.

Reviewed Current Financials

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

Reviewed Past Meeting Minutes

- The June 16, 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

- Trash Cans Left Out
 - The Board asked Crystal Property Management to send a letter reminding residents of the following:
 - The Glenwood City Ordinance. The fine is \$500 per occurrence during bear season.

- Rules and Regulations regarding trash cans being put away on the same day as trash day as well as trash is not to be left on the balconies for days.
 - Highlight there is no parking in the fire lane at any time.
- Parking Lot Sweeping
 - The Board asked Crystal Property Management to obtain a bid to sweep the parking lot.
 - James Griffen made a motion that if the cost to use a professional sweeping company is \$250 or less then move forward but if the price is higher the Board would like to discuss further. Jeremy Verheye seconded motion. The motion passed unanimously.

Additional Topics

- Painting Update
 - Daybreak construction inspected the painting completed to date and authorized the second payment to Cahill Painting.
 - This years' scheduled painting should be completed within the next couple of weeks.
- Roofing Update
 - The Roofers have started on the 3 worst roofs.
- 7102 Painting of Garage
 - The Board asked that Crystal Property Management send a second letter to 7102 regarding the painting over of the windows. The Board will provide the homeowner 10 days to resolve the issue without penalties and fines.
- Ground Maintenance Items
 - The Board asked Crystal Property Management to follow up on the concrete piece that is sitting in the parking lot and have it removed by the maintenance company.
 - The Board would like the maintenance company to examine the sand stone steps by guest parking to ensure they are still secure.
 - The Board would like the maintenance company to ensure that there is an appropriate amount of gravel and wood chips throughout the complex.
- Dryer Vent Cleaning
 - Mr. Vac presented a bid for dryer vent cleaning. This discussion will be tabled until the next Board meeting and the Board will factor this cost into the 2010 budget if approved.
- Board Meeting
 - The next Board meeting will be October 6, 2009, 6:00 p.m. at the above address.

With no further business to discuss, the meeting was adjourned at 6:42 P.M.

Respectfully Submitted,
Sarah Windholz