

SUNSET RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

Board Meeting
December 5, 2007 – 6pm

PRESENT:

Brenda Scrimsher- BOD
Carolyn Corogin- BOD
Justin Windholz- CPM

Erin Cady- BOD
Chris Mecham
Jay McGlade- Edward Jones

A Sunset Ridge Board meeting was held on December 5, 2007, 6pm at the office of Crystal Property, 1512 Grand Ave., Suite 109, Glenwood Springs, CO 81601.

- Call to Order: The meeting was called to order at 6pm. A quorum of the Board was established.
- Financials: The November financials were reviewed and discussed.
- Edward Jones Account: Jay McGlade from Edward Jones was present to review the Association's savings account. Presently the Association has approximately \$50,000 in an Edward Jones money market account yielding ~ 3.92%. The other amount of money is held in a CD account yielding ~ 4.8%. After some discussion about the upcoming projects in 2008 the Board decided to keep \$20,000 in the money market account and put the remaining dollar amount (divided equally) into CD's that will expire in three month increments (3 month, 6 month, 9 month, 12 month) so the Association will have a maximum return on their investment.
- Election of Officers: The following officers were elected:
 - Erin Cady: President
 - Brenda Scrimsher: Secretary
 - James Griffin: Treasurer
 - Carolyn Corogin: Board Member
 - Marissa Woolsey: Board Member
- Pet Surcharge: At the 2007 Annual Meeting the idea of having a pet surcharge for the owners and tenants was brought up. After some discussion the Board agreed that owners who have dogs will be charged \$15 per month per unit. CPM agreed to mail out a Board approved letter to all owners asking them to respond as to whether or not they have dogs and explaining the new process. In the letter it will be explained as to why this new fee has been implemented and that if owners respond that they do not have dogs and it is found that they do have dogs that there will be a retroactive fee imposed. These charges will be added to the corresponding owner's statements.
- Owner Concern's: One owner had concerns about a specific unit and their dog. The dog had acted aggressively and the dog had also been seen defecating without the owner present to pick up. CPM agreed to send the owner in question a letter.

- Insurance: The Association's insurance is set to expire towards the end of the month. CPM got bids from other insurance companies. Carolyn agreed to contact the other insurance company to ask questions and go over the proposed policy. CPM will forward that information on to her.
- 2008 Calendar of Meetings: The Board decided that they will meet quarterly in 2008. The exact dates are: 3/4/07, 6/3/07, and 9/9/07. Those meetings are scheduled to be held at CPM's offices. The 2008 Annual meeting will be scheduled at a meeting in 2008.

With no further business, the meeting was adjourned.

Respectfully,
Justin Windholz