

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

Board Meeting
June 3, 2008 – 6pm

PRESENT:

Brenda Scrimsher- BOD

Erin Cady- BOD

Jim Griffin- BOD

Justin Windholz- CPM

John Bell- American Family Insurance

A Sunset Ridge Board meeting was held on June 3, 2008 at 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 and Year to Date Budget: The May 2008 financials were reviewed and discussed. The year to date budget figures were also discussed. All of the numbers are in line except snow removal which is high because of the unusual amount of snow received this season.
- Spring Inspection: The Board reviewed the progress of the projects that were brought up at the May walk around. All of the items are being addressed or already have been completed. The Board added two things to the list of projects that need completed.
 - 1- There is a tree next to unit 7205 that needs to be trimmed
 - 2- The siding needs to be caulked at the entire project to prevent water damage.
- Building Insurance: John Bell from American Family was present at the meeting to discuss the Association's insurance. John explained that he believes the insurance needs to be increased to \$125 per square foot. A motion was made to increase the Association's insurance coverage to the recommended value. The motion was seconded and approved.
- Owner Concerns:
 - The Board discussed one owner's garage door. Correspondence was previously sent explaining that the owner needed to repair their garage door which looked like damage from a vehicle. The owner contacted Crystal Property and told them the garage door was not going to be repaired. The Board agreed that another letter would be sent explaining the situation again before fines are imposed.
 - The Board asked when Crystal Property posts notices that they make sure the notice is secured so they won't blow off.
 - The Board asked Crystal Property to talk with the landscaping company so that when they apply fertilizer to the property that they post notices to all

the individual unit doors or larger notices in the grass as opposed to on the mailbox so that everyone is more aware.

- The Board asked Crystal Property to continue to inspect the decks at the property to insure that they are being maintained as far as what is being kept on the decks (trash/storage).

With no further business, the meeting was adjourned.

Respectfully,
Justin Windholz