

SUNSET RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

September 6, 2007 – 6:00 p.m.

Present	Brenda Scrimsher – Board	James Griffin – Board
	Chris Mecham – Board	Carolyn Corogin – Board
	Marissa Woosley	Aaron & Darrell Cady
	Lynn Guyer	Terri Knob, CPM

The Board meeting for the Sunset Ridge Homeowner Association was held on Thursday, September 6, 2007, at 6:00 p.m. at the office of Crystal Property, located at 1512 Grand Ave., Suite 109, Glenwood Springs, CO 81601. The meeting was called to order by Carolyn Corogin.

1. Booting Violation: A homeowner was assessed a fee for not returning a guest parking pass and allegedly using the pass during this time period. The homeowner stressed that the pass was not used while in her possession. After some discussion, the Board agreed to waive the booting charge and assess \$50 for not returning the pass. This \$50 charge would need to be paid within the next 10 days.
2. Financials/Proposed Budget: The Board reviewed the 2008 Budget. A motion was made by Jim to approve this budget. This motion was seconded by Carolyn. The motion passed.
3. Parking Issues: Carolyn remarked that in looking at the financials, the \$150 booting fee is not covering the expenses incurred. Jim moved that the booting fee be changed to \$200 per incident beginning October 1, 2007. This motion was seconded by Carolyn. This motion passed. The Board requested that a letter be sent out to all owners regarding this change, this change be reflected in the Rules and Regulations, and the letter be posted at all units.
4. Web Site: Terri has designed a web site where each homeowner association can list all pertinent documents that can be retrieved by owners at any time. The fee for maintenance of the web site will be \$25 per month. Jim moved that Sunset Ridge utilize the web site. This motion was seconded and passed. Terri distributed an updated property management agreement which adds a section related to the web site.

5. Annual Meeting Date: The annual meeting will be November 13, 2007, at 6 p.m. From 6:00 – 6:30 there will be a get acquainted time set aside with refreshments being provided by the HOA. The official meeting will begin at 6:30 p.m. Further information will be forthcoming.
6. Agenda Items: The Board asked that the agenda include the issue of proposing a pet fee (specifically dogs). The proposal will be a per dog/per month fee voted on at the annual meeting. Owners/tenants are continuing to not pick up the dog waste in the complex which has become quite a health issue. The Board's position is that all 64 owners should not be footing the pet removal fee for a few pet owners. The pet issue will be added to the annual agenda.

With no further business, the meeting was adjourned.

Respectfully submitted,
Terri Knob