

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

2014 Annual Meeting
February 16, 2015

PRESENT:

**Sign in Sheet, Ballots, Proxies available at CPM offices

The Sunset Ridge HOA held their 2014 Annual Meeting 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 membership was established.

Financials and Year to Date Financial Review:

- The 2014 financial reports were reviewed and discussed. The year to date budget figures were discussed.

Previous Meeting Minutes

- The 2013 Annual Meeting minutes were reviewed. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.

2014 Budget

- The Board had previously discussed and approved the 2015 budget in accordance with the Association's declarations. The majority of votes received were in favor of the 2015 budget, therefore it was ratified.
 - It was noted that the painting of the buildings will continue and building 4 was next on the schedule.

2014 Board of Directors

- The majority of votes received were in favor of all nominees. Therefore the 2015 Board of Directors are Ken McDonald, Brenda Scrimsher, Mariette Dion and Thomas Clark

Owner Issues

Several maintenance items were discussed:

- The members present discussed covenant violations including dog waste pick-up, trash can storage and parking. Pet waste pick up

was not being done well by pet owners. It was agreed that notices would be sent to all owners explaining that fines would be assessed and increased for offenders of the infraction. It was agreed that trash cans being left out would be removed and assessed a fine for failing to put them away. It was also agreed that booting would be increased to help eliminate parking problems.

- The members present discussed repairing the sidewalk on the east side of the property. It was agreed that the Board members would meet with the general contractor to discuss the project as well as the best solution.

With no further business, the meeting was adjourned at 7:15 pm.

Respectfully,
Justin Windholz