

The Sunridge Condominium Association
Annual Meeting - January 19, 2011

January Board of Director's meeting was held at Highland Realty office at 5:30 P.M.

- Meeting was attended by Board Members Dave Heller, Aaron Zieske and Roger Stanley. Cynthia Ocken was unable to attend. Jennifer Atkinson from Highland Realty was present.
- The Board reviewed the financials for the year ending in December and the comparisons to the budget for 2010. The actual expenses for building maintenance and insurance were somewhat offset by the money saved on the budget for garage doors.
- Also discussed were the accounts in arrears and the method in which they were being addressed.

The community meeting began at 6 P.M. Due to inclement weather, no community members attended the meeting. With the proxy's in hand, the meeting went forward as scheduled.

- 2010 projects were reviewed including:
 - Repaired lighting in parking lot
 - Repaired areas of street
 - Replaced multiple garage doors
 - Planted 4 new trees
 - Multiple repairs to decks, stairs, etc.
 - Minor pool repairs
 - Changed insurance provider to American Family (from Travelers). The new policy is available online at <http://hoa.hIGHLANDREALTY.COM/sunridge/>
- Projects for the new year were discussed, including:
 - Street repairs (NW corner)
 - Planning for additional deck/stair repairs etc
 - Planning for gutter repairs
 - Planning to upgrade and repair lighting
 - Building cages to protect vacuum breakers on sprinklers (prevent theft)
 - Trees:
 - Prune pine trees around community (*Note: Pruning scheduled to begin 2/7*)
 - Remove oak to a low stump just north of the pool area – it has chlorosis and will never be healthy
 - Remove a dying cottonwood on north side of property that has canker disease (*Note: Tree has been marked with an orange X and is scheduled for removal 2/11*)
- Some adjustments to the budget were discussed and the amount for building repairs was raised. All in all, it seems that we will be able to add more to reserves this year. The 2011 budget was unanimously approved and is available online at <http://hoa.hIGHLANDREALTY.COM/sunridge/>
- Annual Board Member vote was held using a valid number of proxies. No community members volunteered to join. Karen Vent has resigned her position. The 2011 Board includes:
 - David Heller (2250)
 - Roger Stanley (2147)
 - Aaron Zieske (2002)
 - Cynthia Ocken (2150)

The meeting adjourned at approximately 6:40 P.M.