

SUNRIDGE CONDOMINIUM HOA BOARD MEETING

Meeting Minutes

October 17, 2012

Opening

The regular meeting of the SUNRIDGE CONDOMINIUM HOA BOARD MEETING was called to order by President Dave Heller at 6:00 on October 17, 2012 at Highland Realty.

Present

David Heller, Roger Stanley, Cynthia Ocken, Nick Conley, Lucas and Kristin Miller (2006), Neil and Erin Marshall (2004), Gary Doolittle and Charlene Lyon (2050).

Approval of Agenda

The agenda was unanimously approved as distributed.

Approval of Minutes

The minutes from August 8, 2012 were read and approved.

Open Issues

- HOA Financial Review: the Board reviewed the current budget. Ocken requested that January 2012 expenses be moved to fiscal 2011.
- Check were approved and signed for Sherrick (\$23,061) and Black (\$24,176.59) for recent construction projects.

New Business

Roger Stanley requested that a letter be sent to 2004, 2006, 2008 to cease raking leaves into the street. The HOA will be charged by the city if leaves are washed into the storm drains.

- 2013 Bids/Contracts

The Board approved the following contracts:

- Accent (landscaping, mowing contract) \$1284/month for 2013. No changes from 2012 contract
- Pool Shark (pool maintenance for 12 weeks) - maintenance 4 days/week = \$785/month. Additional chemical costs equal \$2012.

Opening/closing pool \$825; open/close bathrooms \$350. Chemical costs were higher from 2012, otherwise no changes to contract.

- Arbortec – total \$2900. Nick will check on catalpa tree cost to replace the four cottonwoods within the next five years maximum.
- Just 2 Handy Guys - \$1550 for gutter cleaning
- Ham Radio Antenna Request
 - After discussion and additional information from the owner, the Board agreed to allow 2050 Sunridge Circle to install/keep his Stealth Radio Antenna at current location.

Open Forum

Neil Marshall (2004) requested to address the board regarding the “no fault/no blame” upon his resignation from the Board in May 2012. Marshall stated several issues with neighbors not being friendly because of accusations.

The Board has heard nothing about these accusations and the Marshalls would not divulge specific names.

Marshall requested that the Sunridge HOA Board:

- 1) Conduct an investigation RE: finances to clear his name from the accusation of misuse of HOA funds;
- 2) Circulate a letter to all owners utilizing Highlands Realty letter absolving him of all rumors regarding #1;
- 3) Be reinstated to the Board.

If all three conditions are not met, he has contacted an attorney and with advice from said attorney, will file a suit against all Sunridge Condominium owners who signed the May 2012 petition for “defamation of character”.

Heller requested that his request be made in writing for the HOA attorney to review. Stanley stated that the Board should not take this action.

Kristin Miller requested that all owners be notified of vacancies on the Board. Heller stated that there currently are none.

After additional discussion, Ocken suggested putting Neil on the Board immediately; however that this would not solve all of his concerns and issues. Stanley agreed. Heller

stated that this would not necessarily change anything as the petition stated “removal without cause”.

MOTION BY OCKEN (2nd by Stanley): To allow Neil Marshal on the Board in the special position of a non-voting Board member as Director of Communication. The term of the appointment is from 10-17-12 through 12-31-12.

VOTE: Ocken – Yes, Stanley – Yes, Heller – Abstained

Adjournment

Meeting was adjourned at 8:00 by David Heller. The Annual Meeting for all homeowners will begin at 6:30 PM on January 10, 2013 at Highland Realty.

Minutes submitted by: Cynthia Ocken

Approved by: Roger Stanley & Dave Heller