

**SUN PEAK ANNUAL MEETING MINUTES**  
**NOVEMBER 16, 2009**  
**7 P.M.**  
**SUN PEAK RECREATION CENTER**

1. The meeting was called to order at 7:10 p.m. The following Board members were in attendance.

Wendy Cole  
Walter Gaertner  
Val Langan  
John Renola

The Board approved the September 28, 2009 Board meeting minutes.

2. It was established that there was not a quorum to hold the annual meeting. The annual meeting was adjourned until tomorrow at 5:15 p.m. The By-laws require this adjournment to a rescheduled meeting be not more than 7 days from the adjourned meeting.
3. Election of the Board of Trustees. Rescheduled for November 17, 2009 at 5:15 p.m.
4. Finances. Brenda Lake presented and discussed the following documents.
  - a. Balance Sheet
  - b. Budget versus Actual 2009 Year to date
  - c. 2010 Reserve and Operating budgets
  - d. The current lien on a property in Sun Peak will not be released as requested by the owner since there was a notice of default filed last week on the property.
5. Annual Accomplishments/Events.
  - a. Upgrades to the clubhouse – pool drain modifications to meet new Federal regulations, pool pump and boiler replacement, crack and slurry seal of parking lot, new carpeting in the clubhouse
  - b. Had a successful annual party in September
  - c. Completed trail installation along with trail signage throughout Sun Peak
6. Canyons.
  - a. Helicopter Powder Skiing business. Members discussed the proposed helicopter skiing operation and their concerns about noise and wildlife issues. They wanted the HOA Board to take a stand against the business operation. John made a motion for the Board to take a negative stance on the proposed business while they gather more information about it. Val seconded the motion and it was approved.

- b. Canyons Development. This development is always changing and the board will monitor it closely and provide updated information to the members as it becomes available. One major concern is the F-6 parcel adjacent to the Sun Peak property on Sun Peak Drive.

7. New Business.

- a. An owner asked the Board about the parking in the field in front of the Dakota Lodge because it was unsightly. The HOA has no control over this parking situation
- b. The temporary power lines behind the homes on Sun Peak Drive are supposed to be taken down next summer.
- c. Cove @ Sun Peak owners asked about how to curb the use of satellite dishes in their subdivision. They would like to have the option of cable. The Cove @ Sun Peak Condo Association has control over the day to day operations in the subdivision. The owners should contact them about their concerns.

- 8. The meeting adjourned at 8 p.m. until tomorrow at 5:15 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

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NAME

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DATE