

Sun Peak Board of Trustees
April 21, 2009
7 p.m.
Sun Peak Clubhouse

1. The following Board members were in attendance:

Wendy Cole
Val Langan
Gary Drage
John Renola

2. Val moved to approve the minutes of the January 27, 2009 meeting. The motion was seconded and approved unanimously.
3. Cedar Draw Estates Board of Trustee Vacancy. Walter Gaertner, owner of Cedar Draw Estates Lot 12, volunteered to serve on the board to represent Cedar Draw Estates. He was an engineer for McDonnell Douglas and has been retired for 23 years. He also owns a home on Worthington Drive. The Board voted unanimously to elect him to serve on the board for the remainder of 2009 until the Board of Trustees election in the fall. Mike Barnes, another Cedar Draw Estates owner, arrived later to volunteer for this position but noted that he was happy that it had been filled by someone.
4. Financial.
 - a. Balance Sheet – The current balance sheet was distributed to the Board for review.
 - b. Dues Collection – A list of twelve late dues owners was distributed to the board. Normally, at this time of year only a few owners haven't paid their 2009 dues. Because of the current economic downturn, the board discussed allowing these owners to pay their dues on a payment plan. Val made a motion to send letters to the owners that still owe dues offering to allow them to pay on a payment plan. The letter will state that if no response is received, liens will be filed on May 30 instead of the normal May 1 Dues Collection Policy date.
5. Trails.
 - a. Sun Peak Drive Trailhead. Senta Beyer, Snyderville Basin Recreation District Trail Coordinator, has been working with Derrick Radke, Summit County Public Works Engineer and the homeowners adjacent to this trailhead to alleviate parking concerns. Senta will improve the wording and look of the signs at the trailhead that tell trail users to park at the Community Church or

- the Sun Peak Clubhouse and will have signs installed on lower Bear Hollow Drive telling trail users to park at the church or the clubhouse.
- b. New Trail Spurs. The Board discussed and approved the construction of two spurs connecting to the new trail constructed last summer. Bob Radke will construct these spurs at a cost of \$1200.
 - c. New Trail Name. As suggested, the lower section of the new trail constructed last summer will be named Sun Creek (below Bear Hollow Drive) and the upper section will be named DuBois (above Bear Hollow Drive).
 - d. Sun Creek Trail Cleanup – Dave Dubois, Sun Peak Trail Coordinator, will investigate any further downed tree cleanup required along this new trail. A neighbor along the trail route requested more of the downed trees be removed.
6. Clubhouse Projects – Brenda Lake reviewed the progress of the following approved 2009 capital projects.
 - a. Swimming Pool Maintenance – New heater to be installed and potential drain modifications
 - b. Parking lot crack seal and seal coat.
 - c. New clubhouse carpeting
 - d. Swimming pool fence gate modification.
 7. Newsletter – The Board voted to cancel a clean-up day this spring because there is so little trash on the roads since the amount of construction has decreased drastically. However, a dumpster will be placed in the clubhouse parking lot for owners to dispose of large items as usual. This seems to be a popular benefit to Sun Peak owners.
 8. The Canyons F-6 Parcel Development – Nothing new to report. John Renola will contact the Summit County planner in charge of this parcel to track any new developments.
 9. Walgreens – Walgreens is still proposing a zoning change at the Blue Roof Market across the highway in Silver Springs to allow 25,000 square feet of commercial space. The neighboring communities are opposed to this zoning change and the Sun Peak Board will keep watching this situation closely.
 10. Construction Completion Deposit Return – In May 2008, the Board wrote a number of owners of newly constructed homes in Sun Peak reminding them that they needed to complete their landscaping during that summer in order to have their Construction Completion Deposit returned. Most completed their construction/landscaping and their Construction Completion Deposits were returned. Three owners failed to do so and were written certified letters on October 31, 2008 sent certified mail informing them that their deposits had been forfeited and that a \$250 per month fine was to begin on November 15 if the landscape work on their properties was not completed by November 15. One of the three contacted the board in December 2008 promising to complete the landscaping in the spring of 2009. This has not occurred yet.

In another case of landscaping incompleteness, a letter was recently received from the owner asking the Board to reconsider the loss of his Construction Completion Deposit. He promised to begin the landscaping work on March 31. To date, this has not happened. The Board agreed to send him a letter telling him that his request will be considered once he finishes his landscaping.

The Board is concerned about allowing owners to drag out the completion of their landscaping when the CC&R's dictate that the work be completed the summer after the home is completed.

11. CC&R Violations – Discussion for the Board only

12. New Business

- a. The Board agreed unanimously that private swimming or exercise lessons will not be allowed for liability reasons. In addition, these types of activities take away from the community's full use and enjoyment of the pool.
- b. Brenda will call the county about removing the rusty guardrail in the open space at the bottom of McKinney Court.

13. Next meeting date was set for July 6, Monday. The meeting was adjourned at 8:45 p.m.

THESE MINUTES WERE RECORDED BY BRENDA LAKE.

NAME

DATE