

**Sun Peak HOA Board of Trustees Meeting**  
**September 14, 2010**  
**7 p.m.**

1. The meeting was called to order with the following Board members in attendance:

Roger Sawyer  
Wendy Cole  
Val Langan

2. The Enclave Project. Steve Urry and Spencer White representing The Enclave project attended the meeting to present a proposed change to the currently approved 35 unit condo project to 23 single family lots. It would be a PUD style development with single family units each of approximately 4,000 square feet, offering a modest decrease in the overall density compared to the current approval. The same design guidelines as were approved previously. There would no longer be a clubhouse. The development would still have the 40 foot height restriction and this means the highest building would be 13 feet above the center line of Bear Hollow Drive. The building lots will be 60 by 65 feet with 5 foot side setbacks. Mr. Urry plans to build spec homes and selling them but will also sell a lot if someone wants to buy one. He stated that he will build a model next spring whether it is one of the currently approved condos or a potentially approved single family home. He wanted the HOA's support when he goes to the County with an application for the changes. The Board asked Mr. Urry to provide some renderings of the type of home he is intending to build. The Board will discuss this at a meeting on September 28<sup>th</sup> and respond to this proposal at that time.
3. Water Leak. Brenda reported that a water leak under the Clubhouse parking lot was in the process of being repaired. Mountain Regional Water's policy is if a leak is on private property it is the owner's responsibility to repair it. At this time the leak has not been found but an excavation crew is looking for it.
4. Private Sewer Easement. The Design Review Committee has been involved in an ongoing dispute between two owners with regard to a private sewer easement in Mahogany Hills. The sewer easement runs along the property line between two lots to provide sewer access to the three lots above. The owner that has her sewer line running under the sewer easement is concerned about the sewer line being compromised by the owner (over whose property the easement runs) installing a fence and landscaping materials above the sewer line. It was determined by the Snyderville Basin Water Reclamation District that the property owner on whose property the private sewer easement runs is not prohibited from planting landscaping materials or putting a fence on top of the easement. This determination should resolve this dispute.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

APPROVED.

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NAME

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DATE