

Sun Peak HOA Annual Meeting
November 18, 2010
7 p.m.

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

Roger Sawyer
Wendy Cole
Val Langan
John Renola

2. **Minutes Approval.** The September 28, 2010 meeting minutes were approved with the addition of wording about funding the audit of the 2010 books.
3. **Quorum.** There was not a quorum to hold the annual meeting. The annual meeting was adjourned until tomorrow at 5:30 p.m. The By-laws require this adjournment to a rescheduled meeting be not more than 7 days from the adjourned meeting. An informational meeting continued for those in attendance.
4. **Election of the Board of Trustees.** Rescheduled for November 19, 2010 at 5:30 p.m.
5. **Finances.** Brenda Lake reviewed the HOA's finances.
 - a. The current Balance Sheet was reviewed.
 - b. 2011 Budget. The 2011 budget and reserve budget were reviewed. A 3.33% 2011 annual dues increase to the following is shown in the budget: Estate Lots - \$620, Single Family - \$465, and condos - \$310.

6. **Annual Accomplishments/Events**

- a. Hosted the Annual party in September
- b. Repaired pool pump motor twice
- c. Constructed new mailbox kiosk
- d. Painted the clubhouse indoor railings and entire downstairs
- e. Installed new cross-trainer
- f. Installed new bark chips at playground
- g. Installed additional concrete to move swimming pool cover roller out of the way
- h. Purchased new summer pool cover
- i. Replaced the both pans in the women's room showers
- j. Replaced the pool gate closer with a higher quality, more reliable one
- k. Repaired a leak under the parking lot

7. **CC&R Violations.**

- a. Val Langan reviewed the major CC&R and HOA policy violations that include having trash containers stored outside; parking trailers, boat, or campers in driveways, and leaving exterior lights on past 11 p.m. The Board asks owners to contact the board if they want to report any CC&R violations.

- b. Some owners complained about a property on Mahre Drive that has erected a temporary tent structure and about the ongoing poor maintenance of the property. The Board will investigate these complaints.

- 8. **Traffic Calming for Bear Hollow.** The first traffic calming meeting will take place on December 2, 2010 at 7 p.m. at the clubhouse.

- 9. **Trail Report.** A new bridge was installed on the Sun Peak trail and some improvements were made to the trail adjacent to the clubhouse.

- 10. **Enclave Project.** The recent new proposal by the developer to modify the approved 35 townhome project was withdrawn at the county. If any new proposals are submitted to the Board, Sun Peak owners will be informed.

- 11. **Adjournment.** The meeting was adjourned at set 8:30 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

APPROVED.

NAME

DATE