

**SUN PEAK HOA BOARD MEETING**  
**September 30, 2008**  
**Sun Peak Recreation Center**  
**7 p.m.**

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

Gary Drage  
Jeff Kaiser  
Wendy Cryan  
Val Langan  
Dave Dubois arrived late to the meeting

2. Time had been set aside for an owner to speak to the board about a perceived CC&R violation but no one came.
3. **Meeting Minutes.** The July 31, 2008 Board of Trustees Meeting minutes were approved unanimously.
4. **Trailhead on Sun Peak Drive.** New owners of 1973 Bear Hollow Drive attended the meeting to discuss their concerns about the parking on Sun Peak Drive for the trailhead. These new owners live across the street from the trailhead. They noted that many trail users allow their dogs to run loose at the trailhead and some of them run into their yard. They stated that they usually see at least six or more cars there each day. In addition, noise and littering are a problem. The no parking signs are on the west side of Sun Peak so trail users just park on the east side of the street next to their home. The Board agreed to identify some possible ways to reduce the parking at this trailhead by working with Carol Potter from Mountain Trails and Senta Beyer from Snyderville Basin Recreation District.

**5. Financial Review**

- a. Balance Sheet. The Board reviewed the Balance Sheet Previous Year Comparison Report that indicates there is an additional \$25,000 available in the HOA accounts than was available at this time last year.
- b. The Board reviewed the Budget versus Actual Report. One of the overruns was for clubhouse painting because the budget was just for painting the stucco but the board decided to paint the trim also. This almost doubled the cost of painting. Also, the 2008 budget called for \$4000 for trail construction and \$9000 was spent.
- c. 2009 Draft Budget. There was a long discussion about the draft 2009 budget. One of the budget decisions put on hold was the audit of the books. Brenda gave the Niederhauser & Davis audit bid to the board to review. Wendy wanted to review the bid with other professionals and discuss it again at the planned budget meeting scheduled for October 30,

2008. The Board discussed what additional trails should be installed next year and agreed to take a break from trail building next year and maintain and adjust the existing trails. \$2000 was put in the budget for that trail maintenance.

- d. 2009 Dues. The motion was made to keep the dues the same next year as they were this year. This motion passed. The dues will remain as follows:

Cedar Draw Estate and the Cove @ Sun Peak Estates Lots - \$600  
Mahogany Hills/Cedar Draw Single Family Lots - \$450  
The Cove @ Sun Peak Condominiums - \$300

6. **Annual Meeting Planning.** The annual meeting will be held on November 18, 2008. The board agreed to continue to produce the directory every year. The annual meeting notice, proxy and annual letter to the owners were given to the board for review.
7. **CC&R Violations.** The property on Mahre Drive with continuing CC&R violations is still in violation after years of letters and warnings to improve the property. The Board reviewed a letter to the owner's attorney and the lawsuit to be filed against the property. They agreed to give the owner (through his attorney) two weeks from the date of the letter to bring the property in compliance or the lawsuit will be filed.
8. **Landscaping Incompletion.** A property in Cedar Draw Estates has still not completed any landscaping after the home was completed approximately 3 years ago. Several letters have been sent to the owner the most recent one in July informing him that a \$250 fine per month would begin being charged if the landscaping was not completed by October 15. In addition, the last letter informed him that he would lose the landscape completion deposit if the landscaping was not completed by October 15. The Board approved sending him a letter informing him that a \$250 fine has been imposed and will continue each month until the landscaping is completed. In addition, a lien will be filed. The letter will come from the HOA attorney. The letter will also indicate that the HOA will hire a landscaper and have the work done if it is not completed by July 15, 2009. There is still an unpaid invoice on this property for the \$300 spent to spray the dyer's woad on the lot this past spring.
7. **The Canyons Development Property.** Some owners have expressed concern to the Board about what is going to be developed on the property owned by Summit County located behind the homes on Sun Peak Drive. Brenda will find out what is happening with that property so the Board can evaluate these concerns.
8. **Management Contract** – Brenda gave the Board a draft revised management contract for them to review

9. **Trails** – Dave gave the report. The Board thanked Dave for doing an incredible job on the new trail construction.
- a. Dave discussed a draft letter to The Enclave developer in which the HOA will agree to allow him to keep private a section of the trail that leads down to The Enclave property from the newly installed Sun Peak trail. Dave noted that he didn't think the HOA was losing anything by signing the letter. Wendy was concerned about what the letter could mean with regard to maintenance or liability. Val moved to sign the letter. The motion passed with Wendy opposing.
  - b. Dave asked for permission to have a short trail cut across the open space on the corner of Bear Hollow and McKinney to better connect the trailhead on the west side of McKinney with the trail across Bear Hollow Drive. With this additional short trail, bikers will be able to cross Bear Hollow Drive at a 90-degree angle for better visualization of traffic. The Board agreed to allow this additional trail.
  - c. Dave asked that funds for trail maintenance and upkeep be put into the 2009 budget. \$2000 will be put in the budget to 2009.

10. **New Business.**

- a. Wendy asked that the sprinklers be turned off on the evenings when there are parties at the clubhouse in the summer.
- b. The property owner on Tommy Moe who is unhappy with the flashing speed sign being in his view corridor has been corresponding with Dave on this issue. Dave asked the Board to approve contributing half (up to \$400) of the cost for a pine tree to better screen the flashing speed sign. The owner would water the tree with drip irrigation. Dave noted that the Board tries to protect view corridors and this is a way to help remedy the situation. Only two board members were in favor, one was opposed and two did not vote so this motion did not pass. The Board agreed that they would approve the planting of a tree at the owner's expense on his property or open space to aid in screening the sign.
- c. Wendy asked about trimming the trees in the island on Sun Peak Drive. These trees have been trimmed so Board members will review the situation again.

11. The next meeting is scheduled for October 30, 2008. The meeting adjourned at 9:30 p.m.

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NAME

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DATE