

Sun Peak Board of Trustees Meeting
July 6, 2009
Sun Peak Recreation Center
7 p.m.

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

Wendy Cole
Val Langan
Gary Drage
Walter Gaertner
John Renola

The minutes of the April 21, 2009 meeting were approved unanimously.

2. Construction Completion Deposit Returns
 - a. Cedar Draw Estates #1– After much discussion and several proposals, John Renola proposed that the HOA refund the \$3,000 deposit but institute the \$250 per month fine noted in the October 31, 2008 letter. The letter asked that the work be completed by November 15, 2008 or a \$250 per month fine would be imposed. Since the work was completed in January 2009 or two months after the deadline, two months of the \$250 per month fine or \$500 would be imposed. This results in the HOA returning a total of \$2,500 to the owner.
 - b. Cedar Draw Estates #2 –The home was completed in 2005. The landscaping has just been completed in 2009. The Board agreed that this prolonged incompletion with a number of notices to the owner would result in the loss of the \$1,000 Construction Completion Deposit.
 - c. Mahogany Hills Lot - The landscaping on this property is still not complete and the deposit cannot be considered until it is.
 - d. Cedar Draw Estates #3 - There has been no response from the original builder with regard to the final requirements for the Construction Completion Deposit return. The home has been sold. The Board agreed to redeposit the \$3,000 Construction Completion Deposit for this property into the HOA operating fund.
3. Trails. The two trail connectors and all the trail signage was installed recently. Dave Dubois, Trail Coordinator, will reconsider the clean up requirements along the Sun Creek Trail this fall.
4. Finances.
 - a. The Board reviewed the HOA Balance Sheet. There is 5% more cash on hand this year than last year at this time.

- b. The Board agreed to waive the late fee and interest per the owner's request on Willow Draw Cottages, Plat F, Lot 14, since she had never been late paying her annual fees. There are still thirteen owners (this includes owners in The Cove @ Sun Peak) that have not paid their 2009 Master annual dues.

5. Clubhouse Projects

- a. The swimming pool pump will be replaced. It is currently on order.
- b. The carpet in the clubhouse was replaced at a cost of \$4,400.
- c. The fence gate was repaired at a cost of \$930.
- d. The asphalt was crack and slurry sealed at a cost of \$2,900. The Board discussed extra asphalt replacement for slumping areas at a cost of approximately \$800 and agreed to have the work done.
- e. The Board discussed and agreed to install wireless Internet at the clubhouse for use by the Recreation Center users.
- f. There is a leak in the roof near the fireplace that needs to be investigated.

6. Newsletter. The Board reviewed the draft newsletter and had some comments.

7. The Enclave. Steve Urry, the developer of this parcel, will not be constructing any model town homes this summer or probably not next year either. The economy just won't support this type of new construction at this time.

8. CC&R Violations – Board Discussion Only.

9. Clubhouse Problems. Several teenagers threw chairs, the large plastic "lost and found" box, and a lifesaving ring into the pool and left. The teenagers were identified and the parents were made aware of the situation. The Board would like to ask this teenager to write a letter of apology and deliver it to the Board at the next meeting.

10. Annual Party Date. The annual meeting was scheduled for August 28, 2009 at 5 p.m. Brenda will arrange the catering.

11. Next Meeting date. The next Board meeting was scheduled for Monday, September 28, 2009.

NAME

DATE