

SUNDANCE HOMEOWNER ASSOCIATION MEETING

Board Meeting Minutes

August 25, 2009

Time: 5:00 P.M.

Place: 4055 Dawn Court

Attendance:

K, J, McCorry, President; Kim Rider, Vice-President, Treasurer; Director, Olena Archer, Property Manager.

Board Discussion and Determination:

Community Meeting September 19, 2009, from 9:30 to 11:00 AM. Confirmed.

Email and letters announcing the meeting. Confirmed by Olena

Reviewed LID Landscaping and ADM bid for Crystal Court Master Control repair.

Action:

It was agreed to use LID to replace the Crystal Court Master Sprinkler. The board felt that the work done by LID on Sunrise and Autumn Court 's master controls were done well. In addition, it was agreed it was best to have one vendor to call with any issues of sprinkler controls.

LID BID

New outdoor clock, 9 station	\$ 410.00
New 1" tap and backflow preventer	\$ 595.00
New rain sensor	\$ 147.00
<u>Each new PGP head, Estimated</u>	<u>\$ 36.00 x 15 to 20 = Total \$1,692.00 to \$1,872.00</u>
Total	\$2,844.00 to \$3,024.00

Reviewed: Notes and observations about trash cans and porch lights not working. Owner complaint about speeding vehicles

Action:

Olena will do trash can check and letters to owners in September. The board will provide a reminder on speeding in the neighborhood at the annual meeting. Kim will check porch lights in October.

Sprinkler Schedules, increase number of days for watering from 4 to 5.

Action:

It was agreed to increase sprinkler days to 5 and not increase time. This will be done through September. In October go back to 4 days.

Review of 2010 Budget

Action:

It was agreed to not have homeowners reimburse PayPal credit card charges. This expense will be incurred by the SHOA.

HOA dues will increase by 5% in the amount of \$49.61.

The legal fees will be adjusted to \$1000

The web master budget expense will be increased to \$250. The SHOA will hire a sub-contractor to maintain the web site.

It was agreed to increase Landscaping costs to \$17,000. Because of Torii Lawns lack of response and upkeep, the SHOA will not renew their contract for 2010. ADM and One Earth Landscape have been requested to submit bids.

To increase organic/ fertilizer to \$1500. It was agreed to add one more additional treatment for the season.

Dawn Court sprinkler master control has not been repaired. It was agreed to do this change in 2010. This will be added into the budget at \$1500 as a separate line item under Sprinklers.
It was agreed to reduce tree major pruning to \$4500
Anticipated utility increases, the budget will be increased to \$500.00
Anticipated water increase, the Budget will be increased to \$2000

Annual Meeting and Board Meeting Dates; Confirmed.

Action:

Sat, Sept 19 th .	9:30-11:00 am	Community Meeting and Landscape Review
Tues, Sept 22 nd ,	6:00-8:00 pm	Board Meeting
Tues, October 6	7:00 to 8:30 pm	Annual Homeowners Meeting
Tues, October 27 th	6:00 pm	Board meeting

Jim Zarka, One Earth designs and updates. Preparation for Community Meeting September 19, 2009. Jim provided estimates of cost for Sunrise Court, Autumn Court Crystal Court West, Crystal Court East and Dawn Court... The estimates will be emailed to Olena and she is to email them to the Board.

Action:

Reviewed costs for each area. KJ will work on revising landscaping budget. Jim will send costs via email to Olena.
Jim will bring color drawings on Sept 19th. for the Community Meeting.
Olena will bring handout for comments

Minutes submitted by KJ McCorry, 8-25-9

Revised by Olena Archer, 8-26-9

Reviewed Emailed to KJ, 8-26-9

Sent to Board for vote 8-27/09