

SUNDANCE
Board of Directors Meeting – Walk-Through
September 25, 2002

Issues:

<u>Unit Number #</u>	<u>Problem/Concern</u>
366	Window Broken
367	Construction Material in Front/ Back Deck for Lengthy Period
Laundry	Bulb out; door still doesn't "catch" when closed, weather-strip door
362	Heat tape wires hanging from roof
3613	Finish repair drywall/texturing], Fill exterior hole where water faucet was moved.
_____	Advise owners of top corner unit [back] that the table cannot be attached to the building.
All units	Enforce the rules strictly.
Laundry	Add signs to remind all to keep door firmly closed.
Laundry	Repair/replace ends of baseboard hot water heater.

The regularly scheduled meeting of the Sundance Board of Directors convened immediately following the walk-through of the complex on Friday, October 25, 2002. Directors present were: Joan Turner, Patty Henry, Andy Muniz, Andrea Shand, and Tom Fochtman; homeowner Bernard Johnson joined the walk-through and meeting. Present from Wilderrest [WPM] was Audrey Taylor, HOA Liaison.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE BY PATTY HENRY, DULY SECONDED BY ANDREA SHAND AND PASSED UNANIMOUSLY, THE MINUTES OF THE FEBRUARY 16, 2002, MEETING, WERE APPROVED AS WRITTEN.

CONSIDERATIONS:

Financial:

The Balance Sheet reflects that the Operating Account balance was \$8,117 as of September 30, 2002, and the Reserve Account balance was \$24,866. Income exceeded expenses this month, the first month of the fiscal year, by \$1161.

As of the aforementioned date, fourteen units had paid their special assessment

Walk-Through:

WPM was directed to enforce the Rules strictly. Many decks have items other than charcoal grills, firewood, and patio furniture on them. Wilderrest was directed to issue warning violations immediately. The Rules are to be distributed to all units once again.

WPM reported that the standard unit numbers have been installed on each unit [and alternate unit numbers removed]. These are the official Association unit numbers chosen because they are reflective and easily read. After discussion, it was determined that owners may have decorative hangings by their doors on the exterior of the building [but not where the unit number sign is hung] **with prior Board approval. However, it was noted that owners are responsible for the care of the same. The Association will not be responsible for any personal item on the exterior of the building even in the event of Association projects such as painting, re-siding, etc.**

Discussion was held as to the conversion of common area for storage. No decision was reached; the Board and owners are encouraged to search for viable options for supplemental unit storage space.

ADJOURNMENT

The meeting adjourned at 6:35 P.M.