

**SUNDANCE  
HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 26, 2008**

The regularly scheduled meeting of the Sundance Board of Directors was held Saturday, January 26, 2008, at the Wilderrest Commercial Center. Directors present were Jesse Kittleson, Bernard Johnson, Barbara Jean Slopey and Joan Turner; Rob Kingsbury participated via telephone. Present from Wilderrest [WPM] were Audrey Taylor, HOA Liaison, Jesse Liefert, Property Manager and Barb Walter HOA Director. The meeting was called to order at 4:30 P.M.

**APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO APPROVE THE MINUTES OF THE FEBRUARY 3, 2007 MEETING AS WRITTEN.**

**CONSIDERATIONS:**

**FINANCIAL**

The December financial was reviewed. The Balance Sheet reflected that the Operating Account's balance was \$44,078.27 and the Reserve Account's balance was \$39,887.26. In the month of December, operating expenses exceeded income by \$1,449.75 while operating income exceeded expenses by \$1,537.40 year-to-date. Reserve income exceeded expenses by \$2,328.13 in December while reserve expenses exceeded income by \$16,008.24 year-to-date.

Lengthy discussion centered on chronic delinquencies. Many options were explored.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED THAT A SURCHARGE OF \$250 PER OCCURRENCE WILL BE APPLIED TO ANY UNIT [OWNER] FALLING INTO A 90 DAY DELINQUENCY AFTER ONE LIEN FILING.**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RESTATE THAT LATE FEES ARE APPLIED TO ALL DELINQUENCIES.**

**OPERATIONS**

It was agreed to pay for carpet repair in unit 362 following a stack, plumbing problem.

The Board is continuing to research the cause of crossovers between the hot and cold water lines.

**Projects**

It was agreed to obtain chimney cap replacement and front wall spindle bids.

WPM was directed to contact Neils Lundsford to ascertain the cost of a maintenance program for a noise shield.

Suggestion was made to add gravel to some of the areas in front of the patios. A decision will be made at the walk through.

Consideration was given to adding metal grates on the stairs; the item was discussed and tabled.

Laundry room improvements were discussed. WPM is to obtain bids.

### **Rules**

Consideration is being given to updating the rules in regard to window coverings.

All are reminded that seasonal decorations are to be removed within 30 days of the holiday.

WPM was told to enforce the rules more aggressively.

Owners were reminded that they are required to shovel their decks when the deck is holding 4" of snow. If the snow is not removed, the Board will notify a third party to remove the snow and bill the owner.

WPM was directed to mail to owners a reminder list regarding moving cars or towing, deck storage, snow shoveling and plumbing care.

### **OTHER MATTERS**

Jesse Kittleson was complimented and thanked by the Board for the outstanding work on behalf of the Association. Additionally, Jesse Liefert and Audrey Taylor were thanked for their support to the HOA.

### **ADJOURNMENT**

The meeting adjourned at 6:25 P.M.

# Action List

Action Item	Person Responsible	Status
Obtain chimney cap replacement bids	Audrey	
Put into effect a \$250 Surcharge for 90 delinquencies occurring more than once	<b>Acct</b>	
1]contact Neils Lundsford to ascertain the cost of a maintenance program for a noise shield. [2 yr] 2] See if BMMD will pay <b>3] Contact Gus on chimney caps and front wall spindles</b> <b>4] Obtain laundry remodel bids</b>	<b>Audrey</b>	
Thoroughly clean the washer/dryer	<b>Jesse – 4 Crew</b>	
Send letter on rules/guidelines	<b>Audrey</b>	