

## Sweetwater Ridge Townhome Owners Association

### Meeting Minutes – Nov. 25, 2008

The meeting was called to order at 6:30 pm. In attendance were board members Dan Wehrle, Ron Gillis, and Mel Demers.

The turnover meeting minutes were read and approved, as were the minutes of the organizational meeting held on Nov. 10, 2008

A motion was made and unanimously approved to hold our monthly meetings on the third Tuesday of each month at 6:30 pm. Dan will look into acquiring a notice sign for the meetings.

Kama Kugler suggested that we use the Master Assn. newsletter as a tool to announce information.

A discussion was held on the excessive coverage we have been paying for common area liability and errors and omissions insurance. The coverage has been adjusted for moving forward. Dan will speak with World of Homes about the overage and ask for reimbursement.

A discussion was held about replacing the Association attorney. Ron proposed that we seek bids from other attorneys. Dan suggested that we utilize Scott Newsom, the attorney who is currently representing the homeowners group in their litigation against the Developer for misuse of the reserve funds. Mel suggested we retain Mr. Newsom for the time being while we go thru the turnover. The board unanimously voted to retain Mr. Newsom for the present, with the stipulation that we review the situation in 90 days.

A discussion was held on waiving the reserves for the year 2009. It was agreed that the membership will vote on that issue as well as expanding the Board membership to 5 members at the December 16, 2009 meeting. Subsequent to the Reserves vote, the Board will then vote on the year 2009 budget.

If the membership votes to expand the Board to 5 positions, the ballots will be sent out in time to count at the annual meeting in early January. The Board will also vote at that meeting to change the election date for all Board members to be the same date as the annual meeting in January

A motion was made by Dan to assign Kama Kugler, Debi Wehrle, and Linda Fulford-Demers to the finance committee. This was approved unanimously by the Board.

The Board voted unanimously to allow the contract with World of Homes to run out at the end of December and not renew. The Board also voted unanimously to self-manage the Association affairs.

A discussion was held on landscaping. A suggestion was made that the current landscaper, PLM Services was too expensive. Dan asked Nick Pagano to investigate other companies in an effort to secure better rates. It was pointed out that the lot in front of Bldg. 52 (the old sales office ) belongs to Lake Equity and yet we are maintaining it. Dan suggested that this might be used as a bargaining chip with Lake Equity for other things. A landscape committee was formed with four volunteer members: Nick Pagano, Bob Stout, Ray Caudell, and Ron Gillis.

Nick Pagano and Debi Wehrle volunteered to serve on the RAC committee.

A discussion was held on a Board letter to the Developer requesting the Following:

- Balance of the turnover documents
- Roof warranty documents
- Master keys
- Deficit funding for 2008
- Reserves for 2006-2008
- Deed to common areas and clubhouse
- Maintain vacant land by mowing at least quarterly
- Developer assuming responsibility for payment of street lighting in un-built areas.
- Maintaining access to and easement for irrigation wells, pumps, and piping and drainage lines that run through his property
- Repair and resealing of streets in completed areas

A committee was formed to work on the request letter staffed by the following volunteers: Tony Ciaramitaro, Jim Kuryak, Ron Gillis, and Mel Demers.

Dan discussed the \$10,000 moved by the Developer from reserves to repair irrigation and other repairs. It was decided to leave that money in deficit funding and request the Developer to reimburse.

Tony Ciaramitaro volunteered to sit with Dan on the Master Assn. ARB

Tom Obrien volunteered to work with Dan on beginning to rework our association documents. They will search for a boiler plate version suitable for a townhome community similar to ours.

Ron expressed concern on the veto power given the Developer in the documents. Dan will check with Scott Newsom. That power will be eliminated in the new documents.

Gratitude was expressed to Jim Sramek for creating our new website. This will be a wonderful tool available to the community for delivery of important information in a timely manner as well as allowing neighbors to share information with others. Dan will email the site address to everyone on his list.

Dan made a plea to pet owners to be sure to clean up after their pets. He also suggested using the small flags for owners who notice irrigation problems Owners can mark the spots and notify the landscape committee.

Dan has spoken with Lake county Code Enforcement about the attic firewalls not yet brought up to code. The county has stated that the remaining work is the Developer's responsibility.

A motion to adjourn was made by Mel and unanimously agreed to. The meeting adjourned at 8:15 pm.

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