

## Sweetwater Ridge Home Owners Association

Meeting Minutes December 16, 2008

6:30pm – Meeting called to order by Dan Wehrle.

-The meeting began with a general discussion on miscellaneous matters brought to the Board's attention from the floor.

- Minutes from the 11/25/2009 Board meeting were accepted unanimously by the Board.

- The votes for the two issues put before the general membership were counted and the results are as follows:

1. 59 votes for and 0 against to allow the Reserves not to be funded for the year 2009

2. 59 votes for and 0 votes against expanding the Board of Directors to 5 members

Three names were submitted as candidates for the two open positions. They are Frank Jones, Nick Pagano, and Linda Fulford-Demers. The nominating committee was asked to send out the ballots to the general membership in time to be returned and counted at the next Board of Directors ( and Annual ) meeting to be held at the clubhouse on Jan. 20, 2009.

- Discussion was held regarding Centex Home Team Pest Control. The Board voted unanimously to instruct the Finance Committee renegotiate the pest control contract at the rate of \$87.25/ unit /qtr. This does not include a termite bond. Dan explained that World of Homes for unidentified reason allowed the termite bond lapse on all but six buildings. The Board will investigate the cost to re-implement the bond on the remaining buildings and then decide to bond all the buildings or remove the bond on the six that remain. The discussion was tabled until the next meeting.

- The Board instructed the landscape committee to compare our landscape costs with other companies

- Discussion was held on WOH intent to hold us to the 90 day notice clause in their existing contract. It was decided unanimously to notify WOH that their services will no longer be needed at the end of the 90 day period. Ron Gillis will send the letter instructing WOH not to use our association funds for their legal defense in the complaint filed against them with the Department of Business and Professional Regulation. It should be noted that Ms. Diaz suggested in a conversation with Tony Ciaramitro that she might drop her 90 day requirement if the complaint was withdrawn.

- Ron was asked to contact Mr. Pettit about moving his construction trailer to the east end of the property.

- The Finance Committee was asked to take over all financial transactions as of Jan. 01, 2009. Linda Fulford-Demers will send a letter to WOH, instructing them not to issue the first quarter assessments.

- Debi Wehrle explained the RAC budget to the membership. The Board of Directors unanimously approved the RAC budget.

- Debi also provided an explanation of the 2009 Sweetwater Ridge HOA proposed budget. The Board of Directors unanimously voted to accept that budget.

- Oksana Yakovleva asked the Board for help with a neighbor who is disturbing her peace at late night hours and not cleaning up after their dog. Dan suggested that she contact the Lake County Sheriff if she experiences more problems at late night hours. He volunteered to speak with the renter if necessary.
- There was a general discussion on saving money on sod replacement and irrigation requirements by strategically replacing selected grass areas with low maintenance ground cover. It was agreed that this was a subject that will be addressed after we are able to get the more immediate issues resolved.
- The Board of Directors agreed to set the 3<sup>rd</sup> Tuesday of each month as the date for the regular Board meetings. The January 20,2009 meeting will be held concurrent with the Annual meeting. Votes for the Board expansion will be counted at this meeting.
- The meeting was adjourned at 8:00pm