

Sweetwater Ridge Townhome Home Owners Association

Meeting Minutes April 21, 2009

- Meeting called to order at 6:30 pm
- Meeting opened to membership for general discussion/ questions. The following items were discussed:
 - Helen Brock petitioned the Board to allow the screen on her back porch to remain as is. On discussion, the Board voted unanimously to allow the screen to remain as is for the next 12 months to allow the developer time to come out of Chapter 11 and make the necessary changes to bring the screen into compliance. The issue will be revisited at that time. Dan will send a letter to the ARB to that effect.

Dan read a letter from Monica Wofford proposing that we designate the grassy area next to the clubhouse as an area where dogs could be off leash. After considerable discussion with the membership, the Board voted to keep enforcement of the existing language with respect to pets and to write a letter to all Sweetwater Ridge homeowners advising them that this Board will continue to enforce the existing covenants.

- Linda presented a report on the 1st Quarter budget. The Board voted unanimously to pay Charly McCue for services rendered out of the Legal Expenses budget line. The Board along with all the members present extended a huge vote of appreciation to the members of the Finance Committee for all their work and effort to date in getting our financial records in order. Debi Wehrle, Linda Fulford-Demers, and Kama Kugler have donated an incredible number of hours in this effort.

- Charly McCue discussed the audit results and status to date.

- Foreclosure update: Cajuste foreclosure is completed. Clayton and McCulloh will contact the lender for money owed to the association. They are also investigating the status of the Lopez proceedings.

- Documents update: Clayton and McCulloh has offered a review process on association documents for \$650. Ron will confirm the exact nature of this review and what we would expect to receive for this expense. Dan will send out an email blast to the membership inviting input to the rules and language changes.

- Landscaping: Dan asked the owners to give the Landscaping committee a heads up on problems observed. Dan updated the members on the status of the irrigation system. He also explained the proposal to improve the landscaping in front of the buildings. There have been some complaints about the quality of work from the existing landscaping company. There were also some observations made that they have improved their effort. It was decided that we would allow another 1.5 months observation before taking any action.

- Dan updated the members present on the following items:

- SWR letter to Pettit – no change
- Filing against World of Homes – no change, waiting on audit results
- Firewall issue – County attorney is requiring Lake Equity to correct. Pettit has requested a one month extension to respond.
- Deed to Clubhouse – This matter is awaiting the Chapter 11 resolution
- Progress on the resident directory – Linda will provide current information to Ron

The question was asked about responsibility to repair defective mailbox hinges. The Board decided that it was the individual homeowners' responsibility. The Board will make available the information on where to acquire new hinges.

- The Board decided to reschedule to the next meeting the larger discussion of individual homeowner vs. association responsibility for various maintenance items.
- Brief discussion on the status of maintenance of Lake Equity's property. Scott has included that in our request to the bankruptcy court to place a stay for certain items on Lake Equity's Chapter 11 proceedings. That request has been filed and is waiting decision.

- The meeting was adjourned at 8:35 pm.