

Sundial Townhome Association
Annual Meeting Minutes
20 July 2013

1. **Call to order:** 10:07 a.m.
2. Quorum was established at the meeting through proxies and those who attended.
3. **President's Report:** Jim Williamson
Previous year's Minutes (2012) were reviewed by the attending homeowners and there was one correction made to the amount of dues.

Financial Report: Doug Muhlbauer, Treasurer

Doug went through preliminary numbers for our current financial situation (January 2013-June 2013). Income: \$29,427.30; Expenses: \$30,896.55; Checking: \$1,729.24; Operating savings \$19,083.42; and replacement Fund: \$59,106.67. It should be noted that delinquent dues, fines, late fees, etc. are not reflected in our income.

We were in the positive for 2012 and those are the funds we used for the xeriscaping that took place in 2013.

The major expenses for 2012 were water, trash, management and insurance.

The board is planning to increase the dues 5% next year to keep up with the expenses that continue to rise and to continue adding to the reserve fund. As of 2013 we are adding 600.00 per month to the reserve fund. The new amount will be \$190.73.

4. Significant Issues

Insurance: the deductible for the HOA's insurance increased from \$2,500.00 to \$5,000.00. We also have a 2% wind and hail deductible if such loss occurs. Please see the 'CB Insurance Homeowner's Packet' for information regarding the HOA's insurance with pertinent information regarding what you can expect from the HOA's insurance and what clauses you are strongly encouraged to have in your personal insurance policy. The board cannot express how IMPORTANT it is for you to do your due diligence regarding your personal insurance policy. This includes but not limited to adding the Loss Assessment Insurance policy to your homeowners insurance.

Xeriscaping: Several front yards were done, as well as the large area at the end of Timepiece Point, next to 5521 Timepiece point. There was another large area done next to 5590 Timeless View. We ask that homeowners please help in keeping the xeriscaping look nice, and it takes the communities help to keeping Sundial looking good. If you see a weed please just pull it, and if you see anything damaged let BBCAM know right away. We thank those who already help around the community it's your help that keeps Sundial maintained.

Seal Coating: Seal coating and crack fill will be done on both Timeless View and Timepiece Point in the next few weeks. The center of Timepiece is wearing badly and the board is going to be looking at replacing it in the next year.

Security Lights: The board replaced all of the garage security lights, and it is important to remember that the light bulbs are the homeowner's responsibility. Also the board has replaced security lights on the sides of the buildings.

Concrete Repairs: Cars are backing over the curbs when they are backing out of their garages and they are ruining and cracking the curbs. The board wants to replace and repair these over the next several years.

Irrigation: It was reminded to the owners there that if you see a leak please let BBCAM know right away.

5. Question and Answer

Renters have been creating unwanted noise after hours, and not respecting the owners who live in the community.

A new owner had questions about the community.

Questions were asked about the website and where to find information.

6. Election of Board Member

Tracee Crum's term as Vice President was up. Tracee was unanimously re-elected

7. End of Meeting

The meeting was adjourned at 11:08 a.m.