

Sundial Townhome Association
Annual Meeting Minutes
9 August 2014

1. **Call to order:** 10:06 a.m.
2. Quorum was established at the meeting through proxies and those who attended.
3. **Minutes:** Jim Williamson
Previous year's Minutes (2013) were reviewed by the attending homeowners. Jim talked how Sundial was able to do the drain pan, and have accomplished significant issues. Jim stated that we are done with the xeriscaping and we have saved a lot in water by doing this.

Jim made the motion to accept the minutes, Doug seconded the motion, motion carried.

4. **President's Report:** Jim Williamson
Jim reviewed the actions the board has done over the past year. The board is trying to keep Sundial looking the best they can for a low cost.

The roofs we on well, and they roofers did a great job.

Jim reminded all those owners who were there how important HO6 is and how cost effective it is. It is important that all owners call their insurance company to make sure they have this.

The next coming year there will not be as many projects because the board has decided to save money and recover from all the large projects.

The board is going to look into re-staining the doors, because the south facing doors have faded.

The board is going to do some minor projects, like replace the mulch with rock along the fence on Beulah. This will be on the interior part.

Asked the owners who showed up if there was anything they would like to see being done. Everyone was really pleased with everything and had no complaints to report.

Anderson Tree will start to trim and spray the trees in the next week or so. The board plans on doing this every 4 years to maintain the trees. The owners of 5574 Timepiece Point and 5558 Timeless View requested that their trees be looked at.

Financial Report: Doug Muhlbauer, Treasurer

Doug went through preliminary numbers for our current financial situation (January 2014-June 2014). Income: \$XXX; Expenses: \$XXXX; Checking: \$XXX; Operating savings \$XXX; and replacement Fund: \$XXX. It should be noted that delinquent dues, fines, late fees, etc. are not reflected in our income.

The board is in the process of taking legal action against the one owner who has not paid the special assessment.

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

The board is planning to increase the dues to an even \$200.00. The goal is to keep the dues here for a while. We will review this every year.

5. Significant Issues

Renter/Owner Ratio: It was requested that we have a separate meeting to discuss a rental cap. Amanda was going to contact Steve Lebel to see how we can move forward with this. It was stated that there are 14 owners and 13 rental properties.

6. Question and Answer

Residents again thanked the board and the management company. They also thought the landscaping company was doing a great job.

Jim asked if anyone heard a pump running please notify Amanda right away. He explained how the sump pumps work to the owners as well.

7. Election of Board Member

Jim asked if there were any nominations off the floor, and there were none.

Doug Muhlbauer's term as Treasurer was up. Doug was unanimously re-elected.

8. End of Meeting

The meeting was adjourned at 10:50 a.m.