

Sundial Townhome Association  
Annual Meeting Minutes  
8 August 2015

1. **Call to order:** 10:02 a.m.
2. Quorum was established at the meeting through proxies and those who attended. 11 homeowners were present at the meeting.
3. **Minutes:** Tracee made the motion to accept the 2014 Annual Meeting Minutes and Jim 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. Over the past year the board has done a lot.
  - Installed a concrete drain pan on Timepiece Point
  - Switched landscapers to Fisk Lawnsapes. Please report anything to Amanda.
  - Insurance premium has increase because of all the hail storms and fires in Colorado. Plus, Sundial only had one choice due to the renter to owner ratio.
  - Sump pumps were replaced, as well as 2 risers.
  - Mud jacking around the property was done in the front and the back.
  - The mulch along the inside of the wall along Bula was replaced with river rock to keep the mulch from washing away.
  - Did an asphalt path on Timeless View where the pothole was.
  - Replacing all the garage lights.

We have a couple new homeowners on Timeless View and we want to welcome them to the community.

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. We cannot stress this enough to make sure you have loss assessment.

We are going to try a new meeting location next year. We are going to try a night meeting at the Police Station to see if more people can make it.

The board received a couple bids to re-stain the front doors and they were just the same as replacing the doors. Right now we do not have to money to do that.

**Financial Report:** Doug Muhlbauer, Treasurer

Doug went through preliminary numbers for our current financial situation (January 2015-August 2015). Our top expenses are property maintenance, insurance, management company and landscape contract. The special assessment was paid off by everyone. However, the HOA did incur bad debt of 3,500.00. This was due to the foreclosure that happened.

We have spent the following so far:

3,000.00 Replacing sump pumps

7,000 is the projected cost to replace the risers for the sump pumps

3,000 to replace the asphalt on Timeless View

3,500 in mud jacking around the property

1,400 in replacing the garage lights

2,000 in small landscaping projects

As we stand right now we are 8,000 over budget and we will have to cut back in the next year to make sure we do not go over again. The bad debt was the majority of why we are over budget.

The board is planning to increase the dues to \$210.00. The goal is to keep the dues here for a while. We will review this every year.

**5. 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.

**6. Election of Board Member**

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

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

**7. End of Meeting**

The meeting was adjourned at 10:57 a.m.

Meeting Minutes were taken by:

Amanda Crooks – Property Manager

