

Sundial Townhome Association
Annual Meeting Minutes
29 August 2018

1. **Call to order:** 5:30 p.m.
2. Quorum was established at the meeting through proxies and those who attended, there were 9 homeowners by person and proxy.
3. **Minutes:** There was a typo in the 2017 minutes, the board to approve these with the corrections, Doug motioned, Patrice seconded, motion carried unanimously.
4. **President's Report:** Jim Williamson
 - Project's we have done are as follows:
 - Mud jacking where the board has noticed voids, we will continue this yearly.
 - Fixed the curb and gutter around the complex.
 - Cut back the garage dividers.
 - Seal Coat of the asphalt will happen in the fall.
 - Started to xeriscape the areas around the complex to remove the hump.
 - Staining all the fences in the community.
 - Tracee asked everyone to remember to remove items off your fence and away from your fence.
 - Projects the board would like to do and are working on:
 - The red mulch needs to be updated to rock.
 - Some gorilla hair areas need new gorilla hair or rock to replace it.
 - Over the summer Sundial had 3 main line breaks, if you see water or notice anything please let Amanda know right away, and Colorado Springs Utilities.
 - Please no grilling 10 feet from a building and no charcoal grills at all.
 - Insurance
 - Please make sure you have a HO-6 policy of at least \$50,000. Please also make sure that your policy includes the HOA's deductible if an insured loss happens.
5. **Treasurer Report**
 - As of Aug 29, 2018:
 - Checking: 28,000.00
 - Savings: 9,000.00
 - Reserve: 82,000.00
 - Top Expenses:
 - Property maintenance
 - Insurance
 - Property Manager
 - Landscape Contract
 - We are going to be raising the dues from 231.00 to 242.00.
 - Our goal is to save enough to ad a drain pan on Timeless View, stain the front doors, add gorilla hair and correct the stucco cracks.

6. Election of Board Member

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

Tracee's term was up, Doug motioned to elect Tracee back to the board, Bab Koozin seconded, motion carried unanimously.

7. End of Meeting

The meeting was adjourned at 06:19p.m.

Meeting Minutes were taken by:

Amanda Crooks – Property Manager