

Sundial HOA Board Meeting

08/24/2012

Members Present: Jim Williamson, President; Tracee Crum, Vice President; Doug Muhlbauer, Treasurer

Call to Order: 8:05 AM

Business items:

- 1) 2013 Budget. Doug proposed the 2013 Budget, based on expenses from existing contracts, past (historical) expenses, and planned projects, along with hiring Balanced Bookkeeping. The Board approved the proposed budget by unanimous vote.
- 2) 2013 HOA Dues increase. We discussed the need for more income to not only cover cost increases expected in the 2013 Budget, but also to increase the money put aside in the Reserve Fund for high cost replacement items (roofs, concrete, etc). The Board approved a 5% dues increase, setting monthly dues at \$181.65 by unanimous vote.
- 3) The Board unanimously approved request for contract from Balanced Bookkeeping for full management role at Sundial Townhomes.
- 4) The Board discussed implementing revised Rules & Regulations along with Policies & Procedures.
- 5) The Board discussed going forward with legal process regarding foreclosure or ceasing the process. It was determined that the HOA would not gain anything by proceeding; therefore the Board unanimously voted to cease legal action.
- 6) The Board observed a crack, in the stucco, on the south side of 5521 Timepiece Pt. it will be requested that Ruben Castaneda look at it and see if he can repair it. There is a concern of water seeping into the structure.
- 7) The Board approved having a website for the Association beginning in 2013.
- 8) The Board discussed, at length, subsidizing end unit homeowner's electricity bills for security lights and sump pumps. The Board unanimously voted not to pay a portion of their bills. It was decided that the homeowner's should have done due diligence prior to purchase of their townhome. It would also be very difficult to police the lights being on at night for 'x' amount of hours.

Adjournment: 10:20 AM

Meeting Minutes Submitted by: Tracee Crum, Vice President