

**SUNRIDGE AT BOOTH FARMS
HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES
JANUARY 2007**

A meeting of the Sunridge at Booth Farms Community Association was held on January 2, 2007 at the home of Marilyn McIntyre.

In attendance were:

Anthony Noccio, representative of Faith Property Mgmt.
Marilyn McIntyre, Board Member Homeowners Assoc.
Charles Frese, Board Member Homeowners Assoc.
Carolyn Miyasaki, Board Member Homeowners Assoc.

I. Call to Order

- Meeting was called to order at 6:30 PM.

II. Approval of Minutes

- Carolyn Miyasaki made a motion to approve the minutes from the November 14, 2006 meeting as presented, seconded by Charley Frese. Motion carried.

III. Review financials

- Discussed 2006 Budget/Year End Financials
- Discussed Delinquencies

IV. Old Business

- Discussed the survey/quote we had received on maintenance of the east boundary fence of Sunridge (\$1200 max.). Decided to look into it again and report back at the end of the month and review again to discuss guidelines for maintaining the fence.

V. New Business

- Discussed the continuation of sending "Meeting Postcards" and "Annual Disclosure" postcard to homeowners. Agreed to keep sending them.
- Discussed the different options available for a Sunridge at Booth Farms website. All agreed to participate in the website that was offered by Kevin Communal as it was more versatile and at no cost.
- Discussed landscaping for the "V" utility area along Colorado Blvd. The discussion was tabled until we review the fence survey again.
- The Board reviewed and compared different proposals from landscape companies for the maintenance of Sunridge's open areas. Considered using

the same company as the Westview Board. This Board was fairly comfortable with the job that Land Tech did this year. Further discussion will follow.

- Discussed the snowstorms of 2006 and the effect that they had on the neighborhood. It was general consensus that the snow removal around the bus stop and the mailboxes could be better. Anthony will remind contractor to do a better job of clearing the snow.
- Anthony brought up restructuring the Architectural Committee. The Board agreed that more than one person should make decisions. As a result, the Architectural Committee will consist of Mike Healy and all the Board Members of the Sunridge Homeowners Assoc. for the time being. Approvals/Disapprovals will be handled in a timely manner.
- July meeting date was changed from July 3rd to July 10th. All other meetings are to be held the first Tuesday of the odd months of the year at 6:30 PM.

VI. Merger Business

- Discussed merger between Sunridge and Westview briefly.

VII. Adjournment

- Meeting was adjourned at 9:15 PM.