

**Sunridge at Booth Farms Community Association
Board of Directors Meeting
July 10, 2007 at 6:30 PM – Marilyn McIntyre’s House**

Board Members Present:

Marilyn McIntyre, Charles Fres, and Carolyn Miyasaki

Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order by Marilyn at 6:37 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

II. Open forum:

- a. A homeowner who lives on Booth Dr raised concerns and questions the responsibilities of the HOA along with needed maintenance issues. The items were discussed, and may possibly be included in a Q&A format in a future newsletter, as it is probable that other homeowners within the Association have the same questions and concerns.

III. Previous Minutes:

- a. The Minutes of the previous Board Meeting held on May 1 have been requested from Faith Property Management.

IV. Old Business:

- a. The Bylaws of both Booth Farm’s Associations have been merged and are ready to be sent to the lawyer for review. Recommended changes to the Declaration have been sent to the Lawyer for merging purposes and review. It was moved, seconded, and passed that \$500 is approved to be spent by the Lawyer to merge the documents into a single version that can be reviewed and discussed by both HOA Boards.
- b. Misc. outstanding items that need resolution include research of info regarding 5972STG for correctness, and 6922BOO rear yard landscaping requirements. A bid is to be obtained for the mowing of the weeds on the South and East perimeter of OUTLOT A along with the removal of the dead tree at the South Entrance to the Association.
- c. The Perimeter Fence Staining Project is currently on hold. Foster will research the documents to find definitive language as to who’s responsibility the outside of the perimeter fence falls under. If possible, the Board would like to see the City of Firestone become responsible for the exterior of the fence.
- d. Landscaping of the “V” is currently on hold until funds can be allocated to fund the project.

V. New Business:

- a. The transition of information from Faith to Foster is in process. Documents are being reviewed and issues are being resolved as they are discovered. Multiple properties appear to have transferred ownership in the prior months that have not been updated in the Association’s records.
- b. Grant money availability for the Association to fund projects was discussed at earlier Board Meetings. Foster will contact the city to find out details of the grant.

VI. Manager’s Report:

- a. May Financials were presented for review and were approved by the Board.
- b. Delinquent accounts were discussed. The application of late fees and schedule for the application of liens and turnover to collections was approved as understood by the management company. Delinquent Accounts will be discussed in detail at the next Board Meeting due to the transition of management companies.
- c. Covenant Violations were discussed, with no specific action to be taken by the manager. Clarification of a requirement for at least 1 2” tree in the front yard will be brought to the next Board Meeting by Foster.
- d. DRC Applications received were reported and discussed.
- e. The actions of the Community Manager were ratified.

VII. Meeting Dates:

- a. The Next Meeting will be held Tuesday September 11th at 6:30PM at Charlie Fres’ Home.

VIII. Adjournment: The meeting adjourned at 9:16 PM.

SIGNED _____

DATE _____