

**Sunridge at Booth Farms Community Association**  
**Board of Directors Meeting**  
**Sept 11, 2007 at 6:30 PM – Charlie Fres' House**

Board Members Present:

Marilyn McIntyre and Charles Fres

Foster Management Representative: Kevin Lucas

**I. Call to order:**

- a. The meeting was called to order at 6:32 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

**II. Open forum:**

- a. No homeowners were in attendance, therefore no open forum items were discussed

**III. Previous Minutes:**

- a. The Minutes of the previous Board Meetings held on May 1 and July 10 were approved as written.

**IV. Old Business:**

- a. Revised and ReStated Declarations were distributed to the Board for review. It is anticipated that a combined Board Meeting w/ Westview will be held in early October to discuss any changes that are requested.
- b. Nothing was found in the Governing Documents pertaining to the true responsibility of the perimeter fencing. It is suggested that the Board maintain the exterior of the fence for continuity purposes. A clear stain has been determined as being acceptable for use, and bids and recommendations from a professional staining contractor will be obtained for the exterior fencing.
- c. No information has been received from Pete Ditmon with the City of Firestone on available grants from the City. Foster will continue to try and contact Mr. Ditmon to inquire on city grants for improvements.
- d. It has been discovered that 5900 has just transferred ownership due to a foreclosure sale. Ownership will continue to be monitored, and the back yard landscaping will be required to be installed in a timely manner once a final owner purchases the property.
- e. 10389 Booth Drive's landscaping maintenance was discussed, and it was determined that the current condition of the yard is unacceptable. A second fine will be charged to the homeowner in an effort to get the property maintained.

**V. New Business:**

- a. A discussing was held on the current collection efforts of the July Assessment. Four accounts will be sent an intent to lien letter and two accounts will be sent an intent to turn over to the attorney for collections on 09/15/07 if payment is not received. Overall, collection of the July Assessment was determined to be very good.
- b. An initial discussion of the 2008 Operating Budget resulted in the request for tree replacements and median plantings to be included in the budget preparation process. Fence staining and the improvements to the "V" are to be budgeted as capital expenditures. A preliminary budget will be distributed to the Board Members in Oct.
- c. It was requested to have the perimeter of Outlot A mowed again since the growing season is essentially over.
- d. It was requested to reserve Coal Ridge Middle School as the site for the Annual Meeting that will be held in November.

**VI. Manager's Report:**

- a. June, July, and August Financials were presented for review and were approved by the Board. 10 Homes are currently listed for sale, with no known pending sales.
- b. Delinquent accounts were discussed.
- c. Covenant Violations were discussed, with no specific action to be taken by the manager.
- 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 November 13<sup>th</sup> at 6:30PM at Coal Ridge Middle School. This will be the Annual Meeting and is subject to scheduling change.

**VIII. Adjournment:** The meeting adjourned at 8:18 PM.

SIGNED \_\_\_\_\_

DATE \_\_\_\_\_