

**SUNRIDGE AT BOOTH FARMS  
HOMEOWNER'S ASSOCIATION BOARD MEETING MINUTES  
MAY 1, 2007**

The May meeting of the Sunridge at Booth Farms Homeowner's Association was held on May 1, 2007 at the home of Carolyn Miyasaki.

In attendance were:

Anthony Nuccio, Representative of Faith Property Mgmt.  
Kevin Lucas, Representative from Foster Property Mgmt.  
Marilyn McIntyre, Board Member, Homeowner's Assn.  
Charles Frese, Board Member, Homeowner's Assn.  
Carolyn Miyasaki, Board Member, Homeowner's Assn.  
Janet Mutthersbaugh, Homeowner

- I. Call to Order
  - Meeting was called to order at 6:30 P.M.
- II. Approval of Minutes
  - Charley Frese made a motion to approve the minutes from March 6, 2007 meeting as presented. The motion was seconded by Anthony Nuccio. Motion carried.
- III. Property Owners' Open Forum
  - Weed control in the neighborhood was discussed. How to get owners to get rid of weeds.
  - Janet Mutthersbaugh wanted to discuss the wording of our new covenants in regard to the "foreclosure" clause included in legal actions. Discussion ensued, but it was decided to keep it the document.
- IV. Manager's Report and Financial Report
  - Anthony went over several of the monthly reports and their structures, especially for Kevin Lucas, to see if Kevin had any questions before he takes over the Sunridge account.
  - Discussed delinquencies and billing under foster Management.
  - Anthony submitted an Estimate from Co-Cal to repair/replace sprinkler heads and valves found not working properly. The estimate was for \$993.00. It was agreed to go ahead and pay it. Marilyn made the motion to pay it; Charley seconded the motion.
- V. Old Business
  - Discussed the staining of our fence that borders Colorado Blvd. Marilyn suggested that we ask the City of Firestone if the fence was their responsibility before we went ahead with our plans to stain it. Also the "lump" of dirt near the south entrance---does it belong to Firestone?
  - Discussed the "V" area outside of the fence also.

- Kevin Lucas asked if we had a 20-year-plan for the neighborhood. Marilyn and Anthony said that they had some guidelines for the future, which are always up for suggestions, etc.
- All of these discussions were to clarify any questions with Anthony before Foster Management takes over the Sunridge account. Also, so all board members understood what was going on.
- The date of the Community Yard Sale was changed from June 9<sup>th</sup> to June 2<sup>nd</sup>. Charley made the motion. Carolyn seconded it.

VI. New Business

- Park Use Regulations were discussed. Whose regulations governed the park was discussed. Decided to ask the City of Firestone if there were city ordinances.
- It was discussed as to whether or not to post the regulations in the park.
- Permission to use the park for special events that would affect the park's general use was discussed. Should the board give permission?
- Discussed Merger with Westview details with Kevin and Anthony. All felt as the draft of the covenants/by-laws were ready to be submitted to an attorney for completion.

VII. The Next Sunridge Homeowner's Meeting is scheduled for July 10<sup>th</sup> at 6:30 P.M. Location to be determined.

VIII. Adjournment

- Meeting was adjourned at 9:10 P.M.