

**Sunridge at Booth Farms Community Association
Board of Directors Meeting
April 1, 2008 at 6:30 PM – Carolyn Miyasaki’s House**

Board Members Present:

Marilyn McIntyre, Carolyn Miyasaki, & Charles Frese

Foster Management Representative: Kevin Lucas

I. Call to order:

- a. The meeting was called to order at 6:36 PM.
- b. Members were present, as listed above, which constitutes a quorum of board members.

II. Open forum:

- a. No open forum items were discussed

III. Previous Minutes:

- a. The Minutes of the previous Board Meeting held on 03/04/08 and the 03/18/08 merger meeting were approved as written.

IV. Old Business:

- a. The motorized vehicle prohibited sign has been received, but not yet installed. Installation should occur in the coming week.
- b. The merger with Westview was discussed. All of the “final” documents are available for download from the Association website. It is being researched as to the validity of posting the documents on a website, instead of distributing the documents to each homeowner. Once determination is made, the Boards will be informed. The Board approved the proposed merger, and signed the unanimous consent that documents the intent to merge the associations.
- c. March Newsletters have been distributed.

V. New Business:

- a. A policy recently adopted by the Westview Board for the advance collection of assessments from property ownership transfers was presented to the Board. This policy would collect 1 year’s worth of assessments during the property ownership transfer process. The Sunridge Board agreed with the need to collect funds in advance, and has no issues with Westview adopting the policy, prior to or after the proposed merger.
- b. Charlie presented a draft of the Merger Newsletter that is anticipated to be delivered April 17th to all homeowners in the combined community. A discussion was held regarding the merger committee plans for the BBQ. It was moved, seconded and approved to establish a budget of Not To Exceed \$1000 for the BBQ costs. These funds will be combined with the Westview Funds on a 50/50 split, once approved by Westview, for the costs incurred for the BBQ.

VI. Manager’s Report:

- a. Feb Financials were presented for review and were approved by the Board.
- b. Delinquent accounts were discussed.
- c. Covenant Violations were discussed. Specific inquiries included 5954SMR, and 5972STG. Foster will inspect and report back to the Board the findings.
- d. DRC Applications received were reported and discussed. The Board was appreciative of the DRC Application Report that was provided.
- e. The actions of the Community Manager were ratified.

VII. Meeting Dates:

- a. The Next Board Meeting will be held Tuesday May 6th at 6:30pm at Marilyn McIntyre’s

VIII. Adjournment: The meeting adjourned at 9:03 PM.

SIGNED

DATE