

SADDLE ROCK RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
January 4, 2010

- I. ESTABLISH A QUORUM** – Three of the five Directors needed. A quorum was established with the following Directors in attendance.

Shadia Ahmad – President Mike Shady – Vice President
Tom Tanner – Treasurer Jim Jenkins – Secretary

Graham Haire – Director was absent.

Brian TerHark, Westwind Management Group, Inc.
George Biedenstein, Environmental Designs Inc.

Homeowners Present –
Basanta Gautam – 5946 S. Quatar Way

Shadia Ahmad called the meeting to order at 6:04 p.m. There were no conflicts of interest among the Board members relating to agenda items.

II. GUESTS

- A. Landscaping Report** – George Biedenstein with Environmental Designs updated the Board regarding tree care and snow removal items. George answered questions on the 2010 tree care proposal as well as the antidessicant treatment to Evergreens proposal. There were no unanswered questions.

III. HOMEOWNERS TO ADDRESS THE BOARD

- A. 23222 E. Orchard Place Commercial Vehicle Violation Response** – The homeowner of 23222 E. Orchard Place submitted a written response regarding a letter stating a commercial vehicle associated with the home had to be removed from the community. The Association's definition of a commercial vehicle, in accordance with the Declarations, was the reason the letter was sent. After discussion and careful consideration, on a motion duly made, seconded and unanimously carried it was resolved to continue enforcement efforts to encourage compliance as the vehicle is deemed to be in violation with the Association's guidelines, rules and regulations.
- B. 5453 S. Versailles Street DRC / Association Request** – The homeowner of 5453 S. Versailles Street submitted a written request to the Design Review Committee and Board of Directors. The request included the Association paying to repaint the home since the Association would not approve the darker colors the homeowner wanted in 2005. After careful review and consideration, on a motion duly made, seconded and unanimously carried it was resolved to deny the homeowner's request for the Association to pay for the home to be repainted.
- C. 5692 Rome Street Violation Response / Request** – The homeowner of 5692 Rome Street submitted an extension request in response to a letter from the Association requesting the paint color on the garage and home match. Currently the garage door is a different color than the body color on the home. The homeowner explained the color discrepancy is because the garage door was repainted with the original colors however the home was not repainted. The homeowner requested a 1-2 year extension to have the home repainted so the garage door and body color of the home match. After careful consideration and discussion, on a motion duly made,

seconded and unanimously carried it was resolved to grant an extension until September 1, 2010 to have the home repainted an approved color.

D. 5358 S. Ukraine Way ACCORD Representative Appointment Request – The homeowner of 5358 S. Ukraine Way previously submitted a written request seeking an appointment as the Association's representative with ACCORD. The Board of Directors has obtained some information regarding the organization. However the Board would like to have a current or past Director attend a meeting and give a recommendation to the Board regarding this appointment. The appointment was postponed at this time.

E. Violation Hearings – On a motion duly made, seconded and unanimously carried it was resolved to take the Board approved actions as indicated on the January 4, 2010 Hearing Spreadsheet.

F. Homeowners in Attendance – There were no unanswered questions from the homeowners in attendance.

G. Correspondence – The Board reviewed the general correspondence. There were no unanswered questions.

H. Other – None

IV. BOARD MEETING MINUTES -

A. November 2, 2009 Board Meeting Minutes – The Board of Directors carefully reviewed the November 2, 2009 Board Meeting minutes. After careful review, on a motion duly made, seconded and unanimously carried it was resolved to approve the November 2, 2009 Board Meeting minutes, as written.

V. FINANCIAL REVIEW

A. October 31, 2009 Un-audited Financial Statement Approval – The Board of Directors carefully reviewed the October 31, 2009 un-audited financial statement and cash disbursements. On a motion duly made, seconded and unanimously carried it was resolved to approve the October 31, 2009 Un-audited Financial Statement and Cash Disbursements as submitted, subject to final audit.

B. November 30, 2009 Un-audited Financial Statement Approval – The Board of Directors carefully reviewed the November 30, 2009 un-audited financial statement and cash disbursements. On a motion duly made, seconded and unanimously carried it was resolved to approve the November 30, 2009 Un-audited Financial Statement and Cash Disbursements as submitted, subject to final audit.

C. December 31, 2009 Preliminary Un-audited Financial Statement Approval - The Board of Directors were provided with a preliminary, un-reconciled balance sheet and income / expense statement for their reference.

D. Other – There was no other financial information to review.

VI. UNFINISHED BUSINESS

A. Management Report / Action Items – Brian TerHark with Westwind Management Group, Inc. provided a written update with the Board of Directors. There were no

unanswered questions.

B. EDI Proposal Evergreen Antidesiccant Treatment Proposal – The Board of Directors previously requested a proposal to apply an antidesiccant treatment to the Evergreens throughout the community. After discussion and careful consideration, on a motion duly made, seconded and unanimously carried it was resolved to not complete the work this year as we have received decent moisture and it is fairly late in the season.

C. Other – There was no other unfinished business to discuss.

VII. NEW BUSINESS

A. Inspection Services Proposal – The Board of Directors requested a proposal for after business hour inspections to include week nights and weekends. A proposal was received late and could not be provided to the Board at the meeting. It was determined the proposal would be emailed to the Board and Covenant Community Services, Inc. would attend the February 2010 Board Meeting for an interview.

B. EDI Irrigation Yakima Park Proposal – This item was postponed until the February 2010 Board Meeting.

C. 2010 Tree Care Proposal – EDI submitted the 2010 Tree Care proposal for consideration by the Board. After discussion and careful consideration, on a motion duly made, seconded and unanimously carried it was resolved to approve two Ips Beetle treatments to the pines and evergreen trees and an Ash Borer treatment to the Ash trees in the amount of \$7,183.00.

D. Waste Management Rate Increase Notice – In accordance with the 3 year contract between Waste Management and the Association, Waste Management sent a notice of rate increase that will change the monthly rate to \$18,650.40 (does not include the variable fuel surcharge). The Association is in year 2 of the 3 year contract.

E. Tree Winter Watering – The Board discussed watering the trees during the winter. After discussion and careful consideration, on a motion duly made, seconded and unanimously carried it was resolved to approve a winter watering in the amount of \$3,740 provided the Board is given adequate notice of the intent to water in order to give the Board an opportunity to object.

F. Other – There were no other new business items for the Board's consideration.

VIII. ADJOURNMENT- The Board of Directors went into Executive Session at 7:21 p.m. On a motion duly made, seconded and unanimously carried, it was resolved to adjourn the meeting at 7:36 p.m.

These minutes have been board approved and the original with original signature(s) is retained in the office of Westwind Management Group, Inc.