

SANDSTONE RIDGE HOMEOWNERS ASSOCIATION
Board Meeting Minutes
November 16, 2017 • 5:00PM

The meeting was called to order by Irene Klueber. Roll call was taken. All present.

Minutes from the last (annual) board meeting were reviewed and approved. Moved by Anne, seconded by Betty. Unanimous vote.

The Treasurer's Report was given by Pearl. There was a discussion as to whether to create a separate line item for Sandstone Room income. It is presently recorded under "other income." It was decided that a new line item is unnecessary. Lauralee moved and Betty seconded to approve the report. Unanimous vote.

OLD BUSINESS:

Pool Heat Exchanger. The new unit was installed at an approximate cost of \$3500. This was a little more than projected because certified gas and electric installation was required in addition to Pool and Spa Center's costs.

Community Room Lighting. We have been assured that the three LED lighting fixtures will soon be here and Conrad's Electric will do the installation.

OPEN FORUM: (5:15-5:30)

JP Duniphan attended the Board meeting and inquired about the status of the Benson case. It has been resolved, however, the details cannot be disclosed due to the terms and conditions of the agreement.

NEW BUSINESS:

Increased Water Bill Projections. Irene investigated the proposed city water and sewage fee increase. It appears that our water bill will increase approximately \$3107 in 2018. This equates to about \$24.66 per unit, but there was no discussion about raising HOA fees. We will try to cover it through the general operating budget.

Irrigation Control Box Damage. Irene has contacted Century Link to request immediate payment for the damage to our irrigation control box done by their subcontractor. It appears from her communication with Century Link that reimbursement is in the works, but if not our next step would be to take them to Small Claims Court. The amount owed is about \$1500.

Management Letter. The Board reviewed the management letter prepared by Irene which will be sent to homeowners along with the notice of HOA dues. We asked her to include in the letter a request for email addresses for those who wish to receive the monthly board meeting minutes electronically.

Damage to Hot Tub. The management letter will include specific information about damage done in the hot tub by some unidentified persons. This led to a discussion about more cameras and greater security of the pool area. We will look into costs of more security cameras and costs of fob key entrance systems which are capable of documenting usage.

Ruben's Year-end Evaluation. This is scheduled for our December meeting.

Division of Duties (when Ruben is not here or weekends). Pearl suggested that the Board take turns having Ruben's cell phone when he's away so that the responsibility doesn't fall solely on Irene. We determined that we will handle it on a case by case basis.

Electronic funds transfer (EFT) and ACH bill pay. Pearl presented her findings on EFT and ACH. We decided it is not financially practicable to pay \$25 in monthly fees for something that would be used so infrequently. (Dues are collected only twice a year.)

Increase of Fines. There was a suggestion that the Board raise the amount of fines from \$50 to \$100. But after some discussion we decided to leave the language as is which states "Any violation of the Rules and Regulations carries a potential *minimum* fine of \$50 for each infraction." Additionally, the Board has authority to collect damages. This seems sufficient.

Legal Retainer. There was discussion as to whether to hire legal counsel on retainer, but it was decided to handle this as needed.

Sandstone Room Rates. We discussed increasing the rate for the Sandstone Room, but determined this is a good and reasonable amenity, so the rate will remain the same.

List of Service Providers. As a convenience for homeowners, the Board is compiling a list of service providers which will be made available in the near future.

Next regular board meeting: December 7, 2017, 5:00PM.

Meeting adjourned.

Respectfully submitted,
Lauralee Holsing, secretary

**SANDSTONE RIDGE CONDOMINIUMS
TREASURER'S REPORT
October 31, 2017**

Special Assessment – Past Due

Unit 211	Scott Benson	Lien Filed	\$ 20,158.21
Unit 318	Scott Benson	Lien Filed	<u>\$ 20,937.81</u>
			\$ 41,096.02

Budget vs Expenses Year to Date and Month

	Budget	Expense	Difference
January-December	\$302,400.00	\$302,400.00	
October 2017	\$ 25,200.00	\$ 30,993.96	(\$5,793.96)

First Interstate Bank

Sandstone Ridge HOA Operating Accounts Balance,	\$108,533.24
Sandstone Ridge Reserve as of October 31, 2017 (includes \$56.64 interest earned)	\$143,625.70

Prepared by Pearl Burdick