

SANDSTONE RIDGE HOMEOWNERS ASSOCIATION
Annual Meeting Minutes - **DRAFT**
October 10, 2017 · 7:00PM

The meeting was called to order by President Irene Klueber. Board members were introduced.

Proof of the meeting announcement was verified by a letter dated Sept. 8, 2017 sent to all homeowners.

Homeowners signed in or proxies were presented which served as our Roll Call. There were 75 homeowners present in person or by proxy. *(64 is required for a quorum.)*

Minutes of the 2016 Annual Meeting were read by Secretary Lauralee Holsing. It was moved by Larry Ham and seconded by Bev Paschke to approve the minutes with a few minor corrections duly noted. Motion carried.

Pearl Burdick presented the Treasurer's report including the following:

- Update of how we ended the 2016 budget year showing our expenditures came in \$4,312.43 over the projected budget largely due to legal costs.
- SSR Checking Account Balance is \$125,121.80 (as of Sept. 30, 2017).
- SSR Investor Reserve Balance is \$143,569.06 (as of Sept. 30, 2017).
- All HOA Dues are paid.
- Past due accounts of Special Assessments (2 Benson units) \$41,096.02.
- 2017 budget graph of expenses by category. A copy of this graph is available in the office by request.

Dave Enos moved and Sylvia Conrad seconded to approve the Treasurer's Report. Motion carried.

Irene Klueber gave the President's Annual Report including the following:

- Explanation of items over \$1,000 or 2% of budget *(as required by our By-Laws)* which included
 - Two new vacuum cleaners \$ 1,092
 - Attic Leak Repair Fire Protection System (FPS) \$ 1,406
 - Back Flow Replacement of Irrigation System \$ 1,469
 - New Hot Tub Pump \$ 788
 - New Pond Pump \$ 3,784
- Capital Expenditures
 - FPS Valve & Compressor (South) \$ 6,480
 - New Furniture for Sandstone Room \$ 1,566
 - New Pump for Pond \$ 3,714
- The number of investor-owned units is 21, compared to 20 last year, and 26 the year before.
- Cable fees have increased to \$7 per month but it includes Expanded Basic.
- An insurance inspection was done which resulted in notices to get rid of all of the gas grills.
- Our irrigation system was damaged by a Century Link employee at a cost of \$1200. This was an independent contractor so we are attempting to recover the loss from him.
- Storage Unit 3E-09 is unclaimed. If anyone can verify that it was deeded to them in their warranty deed, they may claim it, otherwise SSR needs to determine what to do with it.

- Three trees have been replaced. The new ones are a Colorado spruce, a maple and a linden.
- Looking ahead to projects that need to be completed or considered for Capital Outlay in 2018:
 - Replace valve on Fire Protection System (North) (approximately \$4,365)
 - Update security system
 - Landscape center pond area and entrance island
 - New lighting for the community room with dimmer switch (approximately \$4,300)
- The proposed 2018 was presented for a total amount of \$302,400.

Pearl Burdick presented commentary about what items fall into the category of homeowners' responsibilities and which ones are Ruben's duties in terms of Common Areas. She gave good advice about fire and water emergencies, lockouts, trash disposal, and other important reminders listed in the Rules and Regulations.

Lauralee spoke about the pros and cons of hiring a management company. The kinds of services they would provide are things which the Board is presently doing, and she strongly suggested we continue with Board management and supervision to save the homeowners money. It was noted, however, that we are able to carry on this way primarily because of Irene's in depth knowledge of the building. It would be prudent for Board members and others to gain more knowledge about daily operations and building maintenance. The Board will review division of duties.

Marge Argetsinger asked if Irene could be paid for her managerial duties. The By-Laws prohibit board members from being paid. Other suggestions were made but it remains that any monies board members receive could be construed as payment.

Results of the election of officers were announced. Irene Klueber was re-elected for another three year term with 74 votes.

Irene opened the floor for comments and concerns from homeowners.

- Harry Evans inquired about the overpowering exhaust fumes in the garage given off by the 4-wheeler when Ruben does trash removal. He suggested we might purchase a new 4-wheeler, but Irene said that a tune-up is scheduled for later this fall which may diminish the problem.
- Joe Tischler asked when the rates for the Sandstone Room were last set. He suggested we consider a rate hike. The Sandstone Room currently rents for \$35/night plus a \$50 cleaning fee.
- Larry Fritz wanted to know who currently does our bookkeeping. It is Advanced Bookkeeping which we have had for several years.
- Dave Enos asked for an update on the Benson litigation. A Bench Trial is scheduled for November 8-9. [Note: It was incorrectly reported at the meeting that this would be a jury trial.]

The proposed date for the next SSR HOA Annual Meeting is October 9, 2018.

Meeting adjourned.

Respectfully submitted,
Lauralee Holsing, secretary

SANDSTONE RIDGE HOMEOWNERS ASSOCIATION, INC
Balance Sheet

As of September 30, 2017

09/30/2017
 Accrual
 Basis

Sep 30, 17

ASSETS

Current Assets

Checking/Savings

FIRST INTERSTATE CHECKING 125,121.80

FIRST INTERSTATE INVESTOR ACCT 143,569.06

Total Checking/Savings 268,690.86

Accounts Receivable

ACCOUNTS RECEIVABLE -24,004.58

Total Accounts Receivable -24,004.58

Total Current Assets 244,686.28

Fixed Assets

EQUIPMENT 3,599.70

Total Fixed Assets 3,599.70

TOTAL ASSETS 248,285.98

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable -65.00

Total Accounts Payable -65.00

Other Current Liabilities

Payroll Liabilities 1,868.53

Total Other Current Liabilities 1,868.53

Total Current Liabilities 1,803.53

Total Liabilities 1,803.53

Equity

RETAINED EARNINGS 215,925.33

Net Income 30,557.12

Total Equity 246,482.45

TOTAL LIABILITIES & EQUITY 248,285.98

SANDSTONE RIDGE HOMEOWNERS ASSOCIATION, INC

Profit & Loss Budget Performance

September 2017

09/30/2017
Accrual
Basis

	Sep 17	Budget	Jan - Sep 17	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
COMMON AREA FEE	25,200.00	25,200.00	226,800.00	226,800.00	302,400.00
DIVIDEND INCOME	101.95		790.66		
OTHER INCOME	705.00		8,265.17		
Total Income	26,006.95	25,200.00	235,855.83	226,800.00	302,400.00
Expense					
BANK CHARGES	0.00	4.00	11.50	35.00	47.00
BOOKKEEPING SERVICES	0.00	115.00	829.37	1,030.00	1,375.00
* CABLE	1,130.80	698.00	7,994.10	6,282.00	8,376.00
ELECTRIC	3,047.54	3,500.00	30,322.45	31,500.00	42,000.00
* * GARBAGE	0.00	723.00	6,943.52	6,507.00	8,676.00
HEATING	195.22	288.00	2,846.66	2,586.00	3,450.00
INCOME TAX	53.00		53.00		
INSURANCE	1,578.66	1,881.00	15,546.33	16,932.00	22,575.00
LEGAL SERVICES	0.00	417.00	8,977.95	3,749.00	5,000.00
MAINTENANCE-BUILDING	3,251.69	2,975.00	30,523.64	26,775.00	35,700.00
MAINTENANCE-ELEVATOR	1,382.31	443.00	4,146.93	3,991.00	5,320.00
MAINTENANCE-GROUNDSKEEPER	0.00	500.00	1,942.14	4,500.00	6,000.00
*** MAINTENANCE-LAWN	3,456.50	1,083.00	10,739.41	9,751.00	13,000.00
* * * MAINT-OTHER CAPITAL EXP	3,784.08	4,708.00	11,829.20	42,377.00	56,501.00
MAINTENANCE-POOL	140.64	192.00	3,218.06	1,724.00	2,300.00
MAINTENANCE-SALARY	4,096.42	4,094.00	36,964.95	36,848.00	49,130.00
SUPPLIES	535.98	108.00	1,915.35	976.00	1,300.00
* TELEPHONE	350.92	221.00	2,791.46	1,987.00	2,650.00
WATER	4,976.44	3,250.00	27,702.69	29,250.00	39,000.00
Total Expense	27,980.20	25,200.00	205,298.71	226,800.00	302,400.00
Net Ordinary Income	-1,973.25	0.00	30,557.12	0.00	0.00
Net Income	-1,973.25	0.00	30,557.12	0.00	0.00

* Cable & Phone raised -1st time in 13 years

* * Garbage raised

*** Maint Lawn - Budget over year - expense ceases in October

* * * Landscaping was canceled

SANDSTONE RIDGE HOMEOWNERS ASSOCIATION

Corrected - Annual Meeting Minutes -

October 11, 2016 · 7:00PM

The meeting was called to order by President Irene Klueber. Board members were introduced.

Proof of the meeting announcement was verified by a letter dated Sept. 10, 2016 sent to all homeowners.

Homeowners signed in or proxies were presented which served as our Roll Call. There were 66 homeowners present in person or by proxy. *(64 is required for a quorum.)*

Minutes of the 2015 Annual Meeting were read by Secretary Lauralee Holsing. It was moved by Janice Overby and seconded by Bob Schurger to approve the minutes as read. Motion carried.

David Enos presented the Treasurer's report including the following:

- Update of how we ended the 2015 budget year showing our expenditures came in \$22,441.71 under the projected budget.
- SSR Checking Account Balance is \$99,581.00 (as of Sept. 30, 2016).
- SSR Investor Reserve Balance is \$133,140.50 (as of Sept. 30, 2016).
- All HOA Dues are paid.
- Past due accounts of Special Assessments (2 Benson units) \$41,096.02.
- 2016 budget graph of expenses by category. A copy of this graph is available in the office by request.

Pearl Burdick moved and Betty Thoreson seconded to approve the Treasurer's Report. Motion carried.

Results of the election of officers were announced. Pearl Burdick was elected to the position vacated by David Enos whose term expired. He did not opt to run again. Lauralee Holsing was re-elected. Both are three year terms.

Irene Klueber gave the President's Annual Report including the following:

- Explanation of items over \$1,000 or 2% of budget *(as required by our By-Laws)* which included
 - Retaining wall in pond area \$19,898.00
 - Sealing of driveway/parking lot \$19,483.07
 - Soft switches center & south elevators \$ 7,012.00
 - Water pressure valves \$ 6,060.60
 - Stainless steel hot water heater \$ 1,826.07
 - Booster Power Supply-Security System \$ 1,082.53
 - Torsion Spring Garage Exit Door \$ 1,119.71
- The number of investor-owned units is 20, compared to 26 last year, and 41 the year before.
- Water/garbage monthly average is \$27/unit. This include pool, hot tub, car wash, sprinklers, pond and personal use.
- Five koi fish were introduced to the pond along with related pond plants.
- Reminder to all owners: In accordance with SSR By-laws, owners cannot rent or lease their unit for less than a 6 month period of time. This rule has been violated this past year.
- Looking ahead to projects that need to be completed or considered for Capital Outlay:
 - Update security system (approximately \$10,000)
 - Re-landscape the two center southwest rock beds (approximately \$7,200)
 - Continue changing light fixtures to LEDs
 - Replace storm drain by south garage entrance (approximately \$3,000)
- It has been suggested we look into installing a flag pole at Sandstone. Based on her research, Irene offered the following information for consideration:
 - Types of flag poles – 20 to 25 feet

- Telescopic – flag mounts without a rope
- Prices vary - \$300 to \$600 – depending on type and size of flag
- Cement mounted – need bobcat with auger to drill hole 3 feet deep – 24 inches wide
- Requires concrete base; price could be \$1000 or more
- Solar lighted flag pole – or electrical supply near installation - additional cost
- Requires responsible parties for raising and lowering flag when appropriate/required
- We are receiving an increasing number of complaints on smoke filtering into condos where it creates a problem for those with allergic reactions. We would like your input on creating a smoke-free campus.
- Dogs are often the subject of controversy as well. We would also like input on establishing a no-dogs policy. Existing pets would be grandfathered in.

Irene opened the floor for comments and concerns from homeowners.

- Bob Schurger inquired about the fire suppression pipes in the attic. Irene said they have been inspected and are not a problem.
- Mary Helland requested that the Board revise the minutes of the last meeting to reflect that her inquiry about flooring was not an official request and required no action on the part of the Board. Duly noted. She also inquired about the use of the bulletin board by the office for rental and sales announcements. She asked for better communication to homeowners.
- Larry Fritz inquired about the delinquent Special Assessments due. This is a pending legal case. A hearing is scheduled for Tuesday, October 18, 9:00am. Irene responded that we are hopeful to get this case settled soon.
- Marge Heddles daughter Janet spoke about the lengthy remodel that has been ongoing in unit 104. The noise and disruption is nearly unbearable for nearby residents. She suggested that SSR have a list of approved certified plumbers, electricians and contractors. Another suggestion was to create an Architectural Committee to review and approve all remodel plans before works begins, and limit the amount of time for the work to be completed. This suggestion seemed to be met favorably by the homeowners in attendance.
- Dave Enos spoke great words of commendation for the countless hours of work that Irene puts in at Sandstone. The homeowners affirmed his words with a standing round of applause.
- Lauralee thanked Dave Enos for his service to Sandstone as a Board member and Treasurer. He was also given a round of applause and much appreciation. He will be missed on the Board.

The proposed date for the next SSR HOA Annual Meeting is October 10, 2017.

Meeting adjourned.

Respectfully submitted,
Lauralee Holsing, secretary