

SKY RANCH NORTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
 August 24, 2005
 Spanish Springs Library Meeting Room
 7:00 p.m.

PRESENT	Steve Huybers, Terrie Schuite, and Ken Burney, Board Members
MANAGEMENT	Jason Lathier and Rhonda Freih, Community Association Management Company (CAMCO)
CALL TO ORDER	President Steve Huybers called the meeting to order at 7:00 p.m.
QUORUM	All 3 members of the Board were present, establishing a quorum.
OWNERS FORUM Part I	An owner asked about the "road" at the end of Marilyn Mae -- she noted that people from the Bridle Path Association are using it as a shortcut to the school. Steve explained that this is a designated fire access and it will be closed with a fire department-approved gate once construction of the Marilyn Mae homes is completed. Also, he reminded the owners that those new homes are being built by Morros and will be part of the Sky Ranch HOA. Steve closed the owners' forum but would re-open it later if more people arrived or if people had questions later.
APPROVAL OF MINUTES	Ken motioned to approve the June 29, 2005 minutes as submitted. Terrie seconded, and the motion was approved unanimously.
FINANCIAL REPORT	Jason discussed the financials with the Board. Everything appeared to be in order up to June 30. Terrie motioned to approve the financials as presented. Steve seconded, and the motion was approved unanimously.
OWNERS FORUM Part II	More owners had arrived, so Steve re-opened the owners' forum. A question was asked about the Architectural "tour," but the Committee would be making a report so Steve asked the owners to hold their questions and comments until that time. Another owner asked about weeds opposite the school. The vacant lot on the other side of Marilyn Mae belongs to Tim Tucker still, and is not part of the Homeowners Association. There is little that the HOA can do, but the County may address these problems if they are notified. Across Sky Ranch Blvd., there are some weeds between fences and the street. These are the responsibility of the lot owners, and they will be notified of their duty by mail. Steve also pointed out that the only common area owned by the HOA are the drainage areas that run through the middle of the Association.
ARCHITECTURAL AND LANDSCAPING COMMITTEE REPORT	Steve explained that the ALC is made up of 5 owners, including one Board member. On 8/13/05, beginning at 8 AM, 3 homeowners and Jason walked the entire Association. They were looking for violations of the Rules and Regulations that had been adopted at the June 29 meeting and subsequently sent to all homeowners. Nearly half of the homes had at least one violation, such as incomplete "side lawn" landscaping or garbage cans that were left in plain view. However, the Committee decided it would be more effective to target those violations in a general letter since so many owners would be affected. The inspection turned up several specific violations that will be addressed through the multi-step process as outlined in Part IV of the Rules and Regulations. The Committee and the Board hope that most of these problems will be resolved without them having to resort to fines, but "the clock starts ticking with the first notice." Jason discussed the fine and enforcement procedure briefly.

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ARCHITECTURAL
AND
LANDSCAPING
COMMITTEE
REPORT
(continued)

Owners also asked about backyard enforcement, but Jason, Steve, and Ken explained the legalities and practicalities of this. While the Association is authorized to enter and inspect backyards (by the CC&Rs), no one is interested in doing so except in the most extreme circumstances.

An owner also recognized that the enforcement process will take time, and thanked the Board and ALC for taking their time to do this. Another owner requested clarification for the \$100 ALC filing fee, which the Board explained. The fee is required by the CC&Rs, but the Board felt it was excessive to call for someone to pay \$100 for a simple home re-painting or lawn work. Therefore they opted to waive the filing fee for all applications that will not require County approval. Also, all owners should have previously received an Architectural Application and Review Form, but Steve or Jason can provide more if anyone needs it. The Board urges all owners to realize that the application process is for the protection of the Association and the individual homeowners.

The Board also would like to remind the owners that application approval could take up to 45 days (based on the CC&Rs), but should realistically be complete sooner than that. Still, no one should expect to have same-day turnaround on any application. Finally, Steve pointed out that the ALC does not need structural plans, but it will require elevations and floor plans for any new construction.

The Board is working to get bids on cleaning the drainage ditches. Ken asked that a letter be sent to Lakemont about their responsibilities for the north end of the ditches. There is also a small ditch behind some homes on Marilyn Mae, but that is not an issue that the Association can address because it is not common area.

DELINQUENT
ASSESSMENT
POLICY

Generally, the Board approved of the proposed Delinquent Assessment Policy. However, Ken asked that the Policy be changed to allow 30 days from the due date before late fees are charged, rather than the 15 that were in the draft. Also, he asked for clarification on Section 2.3, which requires a \$25 payment for a written statement of account. Jason said that this was fairly standard language but that he would look into it.

MOTION: Ken moved to accept the Delinquent Assessment Policy, with the changes mentioned. Terrie seconded and the motion was approved unanimously.

ASSOCIATION
WEBSITE

Steve asked Jason to discuss what features an association website would offer. Jason explained that the website would allow homeowners to check for up-to-date news about the Association, and offer governing documents online for easy access. While it would not save much money in the short term, as the Association will still have to do regular mailings, it would be a handy tool for homeowners who wanted to get an Architectural Review Form or who wanted to check when the next meeting would be. Also, the website could offer a moderated owners' forum where the Sky Ranch homeowners could discuss events in their neighborhood. The cost for this website would be \$55 per month and would have to be a budgeted item next year.

The Board felt that it was too early to make a decision, and that it would like more owner input. This discussion was tabled until the Budget Meeting in November.

SCHEDULE
NEXT MEETINGS

The Board tentatively scheduled the next Board meeting for 10/5 and the Association Budget meeting for 11/9. However, due to the Spanish Springs Library's schedule, both meetings were pushed back a week, to 10/12 and 11/16. Agendas and notices will be sent out for both at the appropriate times.

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ADJOURNMENT

MOTION: Terrie moved to adjourn the meeting at 8:45 p.m. Seconded by Ken. Motion passed unanimously.

Submitted by:

Jason Lather, CAMCO

APPROVED:

Terrie Schulte, Secretary