

**SKY RANCH NORTH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

October 12, 2005

Spanish Springs Library Meeting Room  
7:00 p.m.

<p>PRESENT MANAGEMENT CALL TO ORDER QUORUM OWNERS FORUM</p>	<p>Steve Huybers, Terrie Schulte, and Ken Burney, Board Members</p> <p>Jason Lather, Community Association Management Company (CAMCO)</p> <p>President Steve Huybers called the meeting to order at 7:10 p.m.</p> <p>All 3 members of the Board were present, establishing a quorum.</p> <p>An owner asked about the fire access on Marilyn Mae. Ken replied that gates have been erected on both ends of that access to prevent non-emergency access. People should not be able to use Marilyn Mae as a through street anymore.</p> <p>Another owner asked about the garage doors on the Morros homes. He thought they should be white or the same color as the house, but some are not. Steve replied that the CC&amp;Rs do not address this except to state that the Architectural Committee must approve the colors of the garage doors, even when they are re-painted the same color. This gives the Association an opportunity to prevent any non-standard colors in the future.</p> <p>An owner asked if and when the Architectural Committee will address backyards. Steve replied that this is not an issue the ALC is looking at currently, as they are focusing on more visible issues. In fact the ALC would probably only be concerned about someone's backyard if it were a potential health/safety/welfare violation.</p>
<p>APPROVAL OF MINUTES</p>	<p>Terrie motioned to approve the August 24, 2005 minutes as submitted. Ken seconded, and the motion was approved unanimously.</p>
<p>FINANCIAL REPORT</p>	<p>Jason discussed the financials with the Board. Everything appeared to be in order up to September 30. The Board directed CAMCO to pursue collections on the 2 most severely delinquent homeowner accounts.</p> <p>Terrie motioned to approve the financials as presented. Ken seconded, and the motion was approved unanimously.</p>
<p>ARCHITECTURAL AND LANDSCAPING COMMITTEE</p>	<p>Steve and Jason described the ALC review on October 1. Jason stated that the initial inspection in August had resulted in 19 possible violations, but less than five of those had not been addressed by 10/1. Also, there were only two new violations. It seems that the homeowners are generally very cooperative. The next inspection is scheduled for Sunday, 11/13/05.</p>
<p>COMMON AREA DITCHES</p>	<p>The common area ditches have become somewhat obscured with sediment over the years. Arlen Arnold of the ALC suggested the Association hire a surveyor to determine just how much work will need to be done. Perhaps Sky Ranch could also contact Lakemont to see if they want some of this dirt. Any work that will be done could be expensive, however.</p> <p>Tony Martino and Ken will talk to surveyors they know to get a feel for the costs involved. Jason will contact Lakemont to determine if they will want the dirt and about drainage between Autumn Trails and Sky Ranch.</p> <p>An owner mentioned that some owners are using the common area to access their backyards with RVs and other vehicles. These same owners seem to be showing a lack of respect for the common area fencing, which could be permanently damaged. He asked the Board to consider locking the gate, if there is not a need for emergency access there.</p>

Sky Ranch North Homeowners Association  
Board Meeting Minutes (continued)  
October 12, 2005

COMMON AREA  
WEED  
ABATEMENT

There was a "bumper crop" of weeds throughout the region this year. The Association will probably want to hire a landscape company to clear the common area of weeds and apply pre-emergent by next spring. Jason will check with landscapers for their recommendations and potential costs.

2006 BUDGET

The Board and Jason discussed the numbers in the proposed 2006 Budget. Jason explained that the CC&Rs limit the regular assessment to a 10% increase per year. Since this would not be enough to pay for all the Association's costs, there will also be a "Special" assessment to make up the difference. Jason reminded the Board that at last year's meetings they thought the assessments could easily double in 2006, but they were able to limit the increase by keeping a tight budget.

Steve recognized that both the previous Board and the current one agreed that professional management is necessary for the Association to survive, and so assessments must go up to pay for this service.

The Board and Jason discussed the possibility of having an Association website, which the Board felt would be useful. However, at least one owner is unhappy with the idea of spending an additional \$4 per year for this, since he did not expect to have any use for it. Ken and Steve sympathized but pointed out that there would be savings that might make the website a cost-saver in the long run.

Terrie motioned to approve the proposed 2006 Budget with total assessments of \$150 per year. Ken seconded, and the motion was approved unanimously.

EMERGENCY  
BOARD ACTION

The Board agreed to send flowers to the family of John Flynn in condolence for his passing. The total cost was \$83.70.

Ken motioned to approve the emergency spending. Terrie seconded, and the motion was approved unanimously.

NEXT MEETING

The next meeting will be the annual Budget Meeting. It will be held on 11/15/05 at the library.

ADJOURNMENT

MOTION: Steve adjourned the meeting at 8:35 p.m.

Submitted by:

---

Jason Lather, CAMCO

APPROVED:

---

Terrie Schulte, Secretary