

SWISS OAKS HOMEOWNERS MEETING

November 7, 2009

The meeting began at 6:05 p.m. after each homeowner registered themselves and proxies with the secretary.

MANAGEMENT

Bob Fuller gave the report on management:

1. Talked about the new roads; how well they have been since replacement; how to keep them up for best since replacement. We need to do a seal coating and repair the small cracks that develop each year for best performance.

2. We welcome any owners to come to the board meetings. Need to come at the appointed time as defined by the board.

3. Talked about insurance coverage as listed in the CC&Rs. He explained the coverage of the master policy which covers the outside of the condos. It extends to the building, common areas, and middle of the wall to each condo; it does not include sheetrock or wiring. Homeowners are responsible for everything from the middle of the wall in. Homeowners need to be sure they have enough coverage for their unit. Owners should contact their insurance agents for clarification of their policy. Homeowners also are required to carry an umbrella policy which would cover up to \$1,000,000 if any one person was responsible for damage to other unit (such as destroying by fire). Also, according to a 2002 amendment, an owner is responsible to pay for damage to a neighbor's unit. (such as water damage due to leaking or broken water pipes). This has been a problem several times in the past few years.

4. Water update: there has been an issue for a long time with the city water. We have gone to the city many times with no results. This summer the city has finished their new lines and will not need our tank for storage water. The city turned on our water in the pump house and forgot to turn it off giving us a great overage on the water bill. Meetings with two people with water issues have said we will get an adjustment for this error. Dianne Bahde ask the question of the fire department flushing the system, thought it had not been done. Weston Fuller said they were here last year.

5. Barbecue units can use propane or gas only when used on the decks.

6. Drainage in the hot tub had to be chipped out and a new pump put in to meet new state requirements. Please don't put any kind of bubble forming liquid in the hot tub; it causes much damage and is very time consuming to repair.

7. Stucco problems still exist but cannot be repaired in the winter. They will be done next summer.

Ron Dubberly asked owners to be observant and report vandalism. Call police if issue breaks the law. Homeowners need to be responsible if the occurrence does not break the law but needs attention.

COMMITTEES

If you would like to be on a committee, please let us know--come with ideas! Lights on the property along the roads are in a state of a bid which is quite high so we are waiting for the voting on the budget this year. Verlyn suggested the board members be chairmen for the committees, with regular, often meetings. Ron Dubberly spoke on what members find are major problems on the premises.

BUDGET

Stan Coleby talked about the past items and then paying for them the next year. Had to go to the reserve account to accomplish this. There are a couple of major problems right now. A \$5,000 landscaping issue regarding more work done than authorized is being adjusted as much as possible. The water overage problem adjustment credit from the city should be made soon. This will help the budget not have some of the overage for the year.

Ron Dubberly talked about the three options the board came up with how to correct the balance of the budget. The three options suggested are (a) take out painting, decks, earthquake insurance for a year; (b) keep everything on schedule and raise monthly fee to \$175 (which still would be at least \$20 less than all surrounding condo associations) and (c) keep everything as is and have a one time assessment of \$180 which would have nothing to do with the monthly fees.

Thomas Bauman told us we will lose about \$25,000 on the value of our properties unless we keep things up to an A property valuation.

Richard Gorley wants everything done, thinks \$1200 assessment is not bad. Discussion followed. Richard Gorley made a motion to have a \$600 assessment and then monthly condo dues be raised to \$175 per month. Motion was seconded with discussion following. Stan Coleby, as president of the board, proposed modifying Mr. Gorley's motion to have the board study such an assessment for the club house and tennis courts this following year with a decision being made by the time of the annual meeting.

VOTING

1. Voting took place with Budget Option C being passed.
2. Three-year board member - Tom Mohr was elected.
3. One-year board member - Lee Brown was elected.
4. One-year board member - Verlyn Harris was elected.

MINUTES

These minutes will be approved at the HOA meeting in 2010.

Meeting adjourned at 8:50 p. m.