

Date: February 24, 2015  
Time: 7:00 p.m.  
Place: YMCA

Board Members in Attendance: Darrick Christensen, Linda Howe, Roger Smith and Craig Tress  
Board Members Absent: Jeffery Evans, Brian Ashdown and Tammy Quinn

Sterling employee in attendance: Kris Wuerst

President Darrick called the meeting to order.

The minutes were accepted as e-mailed.

Financial report:	Operating budget	\$ 35,599.31
	Reserve account	<u>\$148,698.94</u>
	TOTAL	\$184,298.25

Darrick commented that the HOA would maintain a balance in the operating account to cover 3 months of operating costs and transfer the remaining monies to the Reserve Account.

Darrick met with Kyle Grant representing Greg Coxey, a partner of Vial Fotheringham LLP and discussed many issues regarding the relationship between the HOA and Vial Fotheringham LLP, a copy of the discussion attached to these minutes. Vial Fotheringham is an independent law firm specializing in HOA law.

Committee Reports:

Landscape Report:

Red Oak declined presenting a bid in person to the Board and did not want to present landscape designs, etc. Kris was directed to contact them and try to set up an informal meeting with them by the end of this week and include interested board members.

Kris was directed to contact Stutzman and inform them there is to be a board member present when the water is turned back on and the lines checked for leaks, sprinkler heads inspected, etc.

ACC Report:

2001 Bobcat, Ted Trader (awning/pergola). No work has been done and there has been no communication from Ted Trader. Kris was instructed to write a letter for an update asking when the work will be completed and if the city permit has been issued.

5201 Mallard Circle, Geen Gilhoolie Greer – Kris stated there has been no communication with her and he had tried to call her but no answer. Kris was instructed to send another letter.

A revision of the drive-through listings was suggested and approved.

Website/Facebook:

Kris requested the Website contact for Sterling be corrected to show Kris is the primary contact with Liz as a backup.

Unfinished Business:

Kris reported F and W Fencing submitted a letter for board approval to send to homeowners whose property is affected by the white vinyl fence repairs. The letter was approved by the board and will be mailed out shortly. Work is to begin and be completed on Tuesday, March 17<sup>th</sup>, 2015. It was also suggested to hang pink or orange markers over the fence where work is to be done.

Budget: The 2015 budget was presented. After discussion, the budget was unanimously passed.

Audit: Having an independent audit conducted was discussed. A motion was made and seconded to seek the audit. Motion passed with a vote of 3 in favor and 1 vote against. Kris was directed to contact Dave Schwindt or Ryan Ihde of Vial Fotheringham to set up an audit. The cost will be between \$1,000 to \$1,500.

Announcements: Next meeting will be held on Tuesday, March 31, 2015 at the YMCA.

Meeting was adjourned.

Respectfully submitted,  
Linda A. Howe