

MINUTES OF A SPECIAL MEETING OF
SUNRIDGE EAST OWNER'S ASSOCIATION,
A CALIFORNIA CORPORATION

A Special Meeting of the SUNRIDGE EAST OWNER'S ASSOCIATION, a California Corporation, after notice was duly given, was held at the home of Ed Ricketts, 1177 Shadow Hawk Drive, Shingle Springs, California on the 11th day of January, 2005, at 7:00 o'clock p.m.

There were present at the meeting: Ed Ricketts, Sharif Mirgoli, Michael Smith, and Ron Thuener, being all elected directors of the corporation.

Also present at the meeting were: Don Oas, Carolynne Smith, Scott Yarnell, and Corey and Pablo Manzo.

Ed Ricketts called the meeting to order at 7:05 PM, and then opened the meeting with a review and approval of the minutes of the previous meeting.

Ed Ricketts then announced the response from the Romano family regarding the fire hydrant incident. Mr. Romano, upon receipt of our demand letter called Mr. Ricketts and proclaimed that there is "no way in hell" the he would "ever pay a dime" toward the repair of the hydrant. He proceeded then to explain that he had the use of a "free attorney" and that he would run our homeowner's association out of money if we tried to pursue a claim. Mr. Ricketts suggested that we should give him 30 days to come to his senses, and if that fails, pursue the matter in small claims court.

Ed Ricketts then reported that the leak in the water tank had been fixed by tightening the bolts in the area of the leak. But, Tom Lang, the repairman suggested that all bolts on the tank be tightened, requiring some sort of lift truck to get to all of them.

Mr. Smith moved that we investigate the cost of having a professional firm come out to tighten all the bolts. The motion was seconded by Ron Thuener

Therefore, on motion duly made and unanimously carried, it was determined that Ed Ricketts would discover the cost of tightening all bolts on the water tank, to be reported at the next meeting.

The next order of business was an appearance by Mr. And Mrs. Manzo who were at the meeting for clarification of the adjudication process of the dispute on the improvements to their property.

Scot Yarnell, who drafted a letter describing the "Meet and Confer" process in a letter to the Manzos, synopsized the letter for all the attendees, and then explained the process directly to the Manzos.

As there were no disagreements to the proposed process, Mr. Smith moved to adopt the Dispute Resolution Process, including a “Meet and Confer Committee” with choices of a mediation process, Board resolution, or arbitration. A Homeowner in dispute with SHARC can ask to have their concerns addressed by any or all of these choices. The motion was seconded by Sharif Mirgoli.

Therefore, on motion duly made and unanimously carried, it was determined that Ron Thuener and Sharif Mirgoli be appointed to the Meet and Confer Committee. Mr. Thuener was appointed by the President to be the chair of the committee.

The next order of business was a review and approval of the agenda for February’s Annual Meeting of the HOA.

The first item on the agenda for February’s meeting is a vote for acceptance of a professional management company to run the affairs of the HOA.

Therefore, on motion duly made and unanimously carried, it was decided that the board would accept and submit to the homeowners, without comment, the recommendations made by Sue Pearson Atkinson after her diligent research.

The next order of business was a discussion of, and motion by Ron Thuener to adopt, the special assessment form, which will be distributed at the Annual HOA Meeting in February. Seconded by Mr. Mirgoli.

Therefore, on motion duly made and unanimously carried, it was decided that Mr. Smith will add specifications to the form, and the form will be adopted for submission to the homeowners at the annual meeting in February.

The next order of business was a motion by Mr. Thuener to repair the circuit board directory at the front gate for \$150.00. Seconded by Mr. Mirgoli.

Therefore, on motion duly made and unanimously carried, it was decided that the HOA would repair the front gate circuit board.

The final item of the evening was a motion to repair the malfunctioning light at the front gate.

Therefore, on motion duly made and unanimously carried, it was decided that Mr. Smith would, at his convenience, attempt to repair the light at the front gate.

There being no more business to come before the meeting, on motion duly made and unanimously carried, the meeting was adjourned at 8:15 PM.

APPROVED:

Michael A. Smith, Secretary

Ed Ricketts

Sharif Mirgoli

Ron Theuner