

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

The Seventh Annual Meeting of the SUNRIDGE EAST OWNER'S ASSOCIATION, a California Corporation, after notice duly given, was held at the home of Lynn and Larry Massey, 2173 Talon Drive, Shingle Springs, California on the 8th day of February, 2005, at 7:00 o'clock p.m.

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

Also present at the meeting were: Michael Green, Don Oas, Judy and Richard Deatherage, Carolynne Smith, Michael Brown, Herb Bosse, Russ Williams, John Iander, Tom McMahon, Tony Ringor, Deb Burns, Alan Miglore, Dean Zimmerman, James Alford, Lynn Massey, Scot Yarnell, John and Molly Carter, Gene Alhady, Sue Pearson Atkinson, and Pete and Anne Southworth.

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 Annual Meeting.

The next order of business was the report from the Treasurer. Larry Massey reports that our bank accounts hold approximately \$93,000 after accounting for redeposit made after the bank lost about 20 homeowner deposits.

It was asked if, and agreed that in the future, after each Annual Meeting of the Homeowners, that a financial report be provided to the homeowners with their first quarter's dues payments.

The next order of business was a presentation by Sue Pearson Atkinson on the benefits of having a Management Company take over some of the responsibilities of the Association Board of Directors. She suggested that if we elect to hire a management firm, the Oliver Group would be the best choice.

A quorum of 2/3 of the Homeowners were present either by proxy or attendance. A vote was then cast by the Association membership whether to accept or decline the installation of a management company. The vote failed.

The next order of business was a presentation by Ed Ricketts, to improve the front gate landscaping.

A vote was then cast by the Association membership whether to incorporate part or all of the landscape committee's plan. The vote failed.

Then Ed introduced volunteers to run for annual posts. These volunteers are:

Scot Yarnell
Herb Bosse
Michael Brown
John Carter

After a vote, Scot Yarnell and Michael Brown were elected to fill the newly vacant posts on the board. Their terms will be for two years.

The meeting then turned to presentations from the various committees.

Lynne Massey provided the membership with a report from SHARC.

Pete Southworth provided the membership with a report from the Road Committee

Dean Zimmerman provided a report on the Web Site, and then presented the membership with a view of his research into gate signage.

With no further business to come before the board, the meeting was adjourned at 9:22 PM

Michael A. Smith, Secretary

APPROVED:

Ed Ricketts

Sharif Mirgoli

Larry Massey

Ron Theuner