

Spirit Ridge Homeowners Homeowners Association  
Board of Directors Meeting  
February 2, 2009

Meeting called to order 9:00 a.m. .

Board members in attendance: Phil Lobato, Sandy Mali and Wade Morrison. Also attending were Mick Richardson, Declarant and John O'Connor of Pristine Communities, Inc.

A motion was made, seconded and passed to approve the minutes of the December 5, 2008 board meeting as presented.

A motion was made, seconded and passed to approve the minutes of the January 14, 2009 board meeting as amended.

A motion was made, seconded and approved that the Association would review and approve all supplemental Design Review requests submitted by a homeowner once the home has been sold to a resident.

A motion was made, seconded and passed to approve a Policy which provides that the Association will manage the annual inspection of all septic tanks and provide that if homeowners do not have their septic tanks inspected and notice of the inspection provided to the Association by June 30<sup>th</sup> of each year the Association will initiate enforcement action to achieve compliance with the policy.

A motion was made, seconded and passed approving the budget for 2009 as amended and presented.

A motion was made, seconded and passed to terminate the contract with Litter Management Services and advise the company that the most recent invoice in the amount of \$ 560.00 would not be paid because services were not provided as required in the contract.

A motion was made, seconded and passed approving the final installment payment to Premier Lawncare in the amount of \$ 2,810. In addition, Premier should be advised that subsequent invoices for tree watering would not be honored since the services were not approved by the Board of Directors prior to being initiated.

A motion was made, seconded and passed instructing Pristine Communities, Inc. to send a letter to Management Resource Group advising them that invoices in the amount of \$ 2,071.15 would be held in abeyance until a complete audit of 2007 and 2008 financial transactions had been completed.

A motion was made, seconded and passed approving the payment of \$835.20 to Custom Security Enforcement but denying the payment of an additional 417.60 since the contract was terminated as of October 31, 2008 .

A motion was made , seconded and passed to adjourn the meeting at 11 ;15.a.m..

Respectfully submitted,

John O'Connor  
Recording Secretary