



Sonoran Sea Resort

February 21st, 2015.

HOA meeting minutes.

Present Board of Directors: Russell Richerson, Mary Snyder, Rod Ticknor, Rick Roman, Renee Sheffield, Phil Wehrli.

Absent Board Members: Gregg Olsen, Fritz Behrhorst, Lori Hoby.

The meeting was called to order at 2:00 PM by Mr. Russell Richerson, HOA. President. A discussion of the storage units was presented by Roman Candelaria. Participants were informed that the storage units are managed by the Sonoran Spa and the owners were directed to go there for specific questions.

Rick Roman introduced himself and presented the 2014 financials. He stated that the 2014 cash flow will be audited on March 2015 and available at the HOA office. Before getting into financial details it was mentioned the list of unexpected or onetime expenses for 2014, i.e., the two new AC units for the lobby, new pipes under the parking lot, swimming pool equipment and others. Mr. Roman explained that the incomes were short by \$77,434 but said shortage was collected the first few days of 2015. The expense budget was exceeded by \$15,579 mainly due to the unexpected expenses mentioned above. The presentation continued with the explanation of the 2014 assessment. A total of \$263,492 was collected in the 2014 fiscal year of which \$118,859 was expensed as initial payments for the three accessed projects; resurfacing the parking lot, painting the building, and the repair/improve the elevators. These projects are continuing in 2015.

Mr. Roman also presented the 2015 budget. A total income of \$1,106,783 was projected primarily from HOA dues and rental impact fees. An expense budget of \$1,068,785 was presented; not including the 2014 accessed project expenses. It was unanimously approved by the owners.

A question was asked by Maurice Walsh, owner of the unit E607 about the payment process. It was explained by Carlos Rojas that the new corporation will help with this matter in that the new entity will be able to receive US checks once again for HOA fees, etc. In addition, the new entity will allow for the Federal Beach Concession as well.

The meeting continued with the progress obtained on the three assessment projects.

1. The presentation by Carlos Rojas started with the parking lot project. Mr. Rojas informed the meeting that the parking lot sealer project was completed as planned in terms of budget and timing.

2. The building painting was on schedule, with March 1st as the expected completion date.
3. The elevator projects had a delay due to the availability of OTIS elevator personnel. Mr. Rojas informed the meeting that one elevator at every building will be functioning, while the second of each building was being repaired. It was explained that the final day to have all repairs completed is April 20th 2015. Spring Break and Easter will not be affected since all repairs will stop on those high traffic days.

Mr. Rojas also presented information concerning the installation of the new, higher grade material water pipes running under the east parking lot. This repair will reduce the risk of recurrent leaks. Russell Richerson explained the repairs being done at the waterfall, and other minor upgrades needed.

The meeting continued with the only voting item on the agenda. A proposal was made as follows:

1. Leave the rental impact fee as is, a \$7 flat fee per night
2. Leave the \$7 rental impact fee for a one bedroom only, \$11 to the two bedrooms and \$14 to three bedroom and premium units.

A vote was taken and counted and the second option received 85.31% of the total votes. The second option was approved and will be implemented.

The meeting adjourned at 3.30 PM.