



**Minutes of the SPHOM Board Meeting
 February 27, 2008 9:00 AM
 Location – Vintage Hills Golf Course**

<u>Attendees:</u>	Board of Directors SPHOM			
	Chair	Fred Wickett		
	Vice Chair	Vacant	Linda Hamilton	Corix
	Treasurer	Joel Young	Bill Eager	Rykon
	Director	Ed McCoy	Bob Welsh	Corix
	Director	David Gingras		
	Director	Dennis Ressler		
	Director	Vacant		

GUEST SPEAKER: Jim Edgson, Director-Central Okanagan West

9:00AM-10:00AM

Mr Edgson is an elected official, representing all residents of WFN land. He is a member of the Treaty Advisory Committee and the Economic Development Committee. He is available to assist anyone with their questions or issues. His contact numbers will be posted on the Sonoma Pines web site. Jim.edgson@cord.bc.ca or 250-212-7296.

Meeting called to order @ 10:00 AM

Motion to Accept the Agenda

David Gingras moved to accept the Agenda.....motion passed

Motion to accept Minutes of January 24 2008 board meeting

Joel Young moved to accept the minutesmotion passed

EXISTING BUSINESS:

1. RV LOT update :

If you have any RV Lot inquiries please direct them to Fred Wickett (Chairperson) or Linda Hamilton (Corix)

Short spaces – none available and 2 on wait list

Long spaces - none available and 7 on wait list

2. Committee System:

Joel Young presented the Board with a Committee system proposal for the creation of 4 Standing committees and other as required.

Standing Committees proposed were:

- RV Park
- Roadways & Transportation
- Landscaping, maintenance & Beautification
- Safety & Security (houses, people & vehicles)

Joel Young moved to accept the committee proposal.....motion passed

3. **Rykon Up date :**

a. Town home Board up date: Town home resident reps have met and initiated the start of the specific Rules and Regulations for the town homes. A mid April AGM for the town homes is planned for the town home residents to vote on their Directors and the specific Rules and Regulations.

b. Club house/ pool – Rykon provided the Board with a set of plans showing the proposed layout of the club house and possible pool & hot tub. The following is some cost comparisons that may assist with the decision moving forward : Comparison used is the comparable existing development – South Bay Developments.

Site of 300 residents - Clubhouse/pool/hot tub=\$15 Landscaping = \$7

Site of 400 residents –Clubhouse/pool/hot tub=\$12 Landscaping = \$5

All information to be sent to the home owners prior to the AGM.

c. Missing Street Sign – Mesa Vista and Sonoma Pines Drive

Rykon will arrange to have the sign replaced

NEW BUSINESS:

1. **Landscape maintenance start up** – Corix presented the door tags and contact to the Board. Alternative maintenance is on site beginning the site clean up for the start of the season. They will be fertilizing all of the grass areas. **The fertilizer is completely organic and not harmful to people or pets.**
The first mowing is scheduled for the first week in April.
See last page of minutes for the mowing schedule.
2. **Sinking sidewalk at 3689 S.P. Dr.:**
Rykon Construction will address
3. **Broken curb on the sidewalk side of S.P. Dr. at the entrance island :**
Rykon has agreed to fix when other concrete work is happening on site
4. **Unsafe curve at S.P. Dr. and the start of the town homes:**
Signage will be installed to warn drivers of the blind curve.
5. **Window Cleaning :**
Joel Young passed along to the Board that Sunvalleywindows.com is an option for your Spring window cleaning. They charge \$85.00 for the exterior of the windows.
6. **Mesa Vista driveways are lifting from frost :** Rykon will review
7. **Window Insurance Options:**
Home owner Jim Riordan passed along a tip re window insurance. Mr. Riordan has acquired a separate insurance policy through Prospera CU for \$45.00 / year from BROCCO. Willis Harding may be able to provide or you may be able to get through your own institution. If a window breaks due to a golf ball it will not effect your house insurance.
8. **Christmas Lights** – It is time to remove your Christmas lights from your home or yard.
9. **Golf Balls** – Ron Derekson has purchased Vintage Hills Golf Course (now called Two Eagles) and has started the changes to the 16th green. Bill Eager confirmed that there will be 300 – 400 trees added to the course.

HOMEOWNERS :

- **4119 Solana Pl.** - requested to place rocks and garden bed around the front corner of the lot to prevent vehicles from cutting across the corner of the lawn.

-the board reviewed the sketch provided and approved the request. Home owner must comply with the Rules & Regulations.

Home owner has been notified

- **4112 Solana Pl.** - requested to install a row of cedars along the side of the patio as shown on the sketch provided to the board.

-the board approved the request – Home owner must comply with the Rules & Regulations. Home owner has been notified.

- **2395 Mesa Vista Crt.**- Mr. Riordan complimented the snow clearing process at Sonoma Pines for this current winter season. Some points were:

- Snow was not piled in the driveway making the driveway clearing much easier
- Clearance timing met the needs of the local traffic
- There was good sanding allowing the home owners to get up the grades to the corners without a problem

Ed McCoy moved to adjourn the meeting at 11:17 A M.....motion passed

Next meeting :

Wednesday – March 26, 2008

Location : Two Eagles Golf Course

Meeting start time is 9:00 AM

Lawn Maintenance is going to begin in April. When your irrigation systems are inspected and the clocks set you will receive contact numbers for both your irrigation and lawn maintenance items.

Please keep the information handy through out the season. Also, if you will be away in April please arrange for someone to have access to your garage to set the clocks and check the system.

There will be a notice handed out when the dates are finalized

Lawn cutting will be: (weather may change this on occasion)

Wednesday = Phase 3 & townhomes

Thursday = Phase 1 & 2

Friday = Common areas

Check out your web site:

**www.livingatsonoma.com (password = sonomapines)
lots of great information**

Reminders:

All alterations to your property/home exterior must be requested through the Board of Directors or you may find you have to remove the trees, shrubs, or poles you have installed...

Remember – all Construction (Rykon) related issues that any homeowners have must be submitted to Rykon Construction via a Service Request Form at the Sales Office.

(now located in new show home)

******Contact Joel Young for your LOGO WEAR – eagleyoung@shaw.ca – check out the photos on sonoma's web site**

Speed limit is still 40KMS throughout the site