

2006 Soda Creek Annual Meeting

NAME	UNIT
Sue Brind'Amour	497 A
Rebecca Pohlman	395 H
Jennifer Plous	497 D
Nichole Perisho	495 C
Jennifer Doris	435 B
Becky Gangr/Tom Stamm	397 G
Nathan Lave	397 B
Chuck Wiesbrook	497 E
Mauricio Robles	497 C
Nicole Witty	495 F
Andy Petrash	395 F
Michele & Nathan Nosari	497 B
Trang Doan&Nicole Berger	435 E
Mary McClure	395 A
Golden Fillmore	495 D
Melody Dunn	497 E
Dave & Shannon Dawson	495 G

Dear Soda Creek Homeowner,

Meeting was called to order at 9:07a.m. Jan. 28th, 2006 at the Cala Inn, there were 16 homeowners present.

First item on the agenda: review previous meeting minutes.

Nothing to discuss.

Second item: Managers Report.

Reviewed 2005 Year End Statement of Operation. To plan ahead for unknown repair/maintenance issues and to compensate for current and future rises in energy and natural gas the proposed increased 2006 operation budget was approved. Melody Dunn made a motion to approve the budget and Rebecca Pohlman seconded it. 12 votes for the budget and 3 votes against.

The breakdown of the price of utilities to square feet is \$3.17 per square foot, which is extremely reasonable for the Snake River valley, considering the average for units that do not include heat is \$3.50/sq ft and units that do include heat are \$5-\$7/sq ft.

Some concern to the budget and the individual breakdown of monies spent in individual columns were addressed. A special committee was formed and is to be headed by Nathan

Nosari to research past and future budget spending. Anyone interested in joining or contributing time and research to the committee may contact Nathan at 262-3640.

Third item: New Business.

Converting common use washers and dryers to coin operated. Purpose, to offset repair costs and energy consumption.

Decision on to how to ratify loss from 2005, as of now the deficit is coming out of our working capital fund.

Bids are currently being reviewed for the addition of glycol to all 10 boilers on the premises to prevent frozen pipes resulting in no heat.

Mike made motion to adjourn the meeting and meeting was adjourned at 11:05am

Feel free to contact us with any questions or comments you may have!