

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
ANNUAL MEETING MINUTES *November 20, 2013*

I. CALL TO ORDER AND ROLL CALL

The Annual Meeting of Homeowners was called to order at 7:00 p.m.

II. ESTABLISH A QUORUM AND NOTICE OF MEETING

A quorum was established. There were 46 proxies and 17 homeowners present and this established a quorum. The notice for the Annual Meeting had been sent to all homeowners by mail.

Directors Present: Derek Hall, Libby Espeseth, Brent Morrison, Linda Sandgren, Shaun Brooks, and Lee Desmarteau. Harold Noyes was not in attendance. Others Present: Jim Crigler of Maximum Property Management, Property Manager, Village at Mountain Ridge.

III. APPROVAL OF PREVIOUS MINUTES

Minutes of the November 9, 2012 Annual Meeting were approved.

IV. REPORTS OF OFFICERS

President – Brent Morrison:

- Brent Morrison reported the following matters:
 - The Website is in the process of being redone and will be professionally managed. It is expected to be up and running in January 2014.
 - The work on the restoration of the perimeter fence was started in 2013 and approximately ½ of the project was completed. The completion of the other ½ is scheduled for 2014.
 - The electrical service for the Iowa entrance was redone in 2013.
 - The Board has approved a budget without a dues increase for 2014. In the future periodic increase to dues will be considered to keep up with increasing costs for both operating and reserve expenditures.
 - Replacement of the current mailboxes and refurbishing of the posts is planned for 2014.

Treasurer – Presented by Maximum Property management:

- Since the Treasurer was not in attendance the report was provide by Maximum Property Management.
- The HOA is under budget for 2013 due primarily to savings in snow removal costs, landscape maintenance costs, and water costs.

- Due to the uncertainty of snow removal costs each year and plans for more lawn maintenance the dues for the 2014 Budget was not raised.
- The budget for 2014 was ratified.
- The Treasurer's Report was approved.

V. REPORT OF COMMITTEES

- The ARC reported that the new web page will allow for submittal of requests and the decisions of the ARC to be communicated electronically through the web page.
- No other committees are in operation at the current time at Village at Mountain Ridge

VI. ELECTION OF BOARD MEMBERS

There was 1 position available. No owners volunteered for the open position and since the number of current Board members meets the requirements of the By-Laws no one was added to the Board. The Board will consider adding another person if interest is expressed at a later time.

VII. NEW BUSINESS

- A resident inquired about recycling for grass, leaves, etc. The Board advised the owner that this will be evaluated. Several members of the audience and the Board also expressed an interest in this idea.
- An owner asked if shrubbery could be put in the common area to the south of the lowa entrance to replace a dead tree and cover electrical boxes in the area. The Board advised that this is City of Golden land but that this would be looked into to see if shrubbery could be added in this area.

ADJOURNMENT

There being no additional business to bring before the Community and the Board, the meeting was adjourned at 8:22pm.