

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES August 12, 2013

I. CALL TO ORDER AND ROLL CALL

The August 2013 meeting was called to order at 6:35 p.m.

II. ESTABLISH A QUORUM

A quorum was established.

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

III. APPROVAL OF PREVIOUS MINUTES

The minutes for the July2013 meeting were approved as written.

IV. HOMEOWNER FORUM

- The owner of 1540 Coyote Court attended to complain about the timeliness of the violation received regarding a recreation vehicle. It was agreed that the notice had not been sent in the most timely manner and efforts will be made to not have a situation like this happen in the future.

V. REPORTS OF OFFICERS

President:

- It was reported that a proposal will be submitted to Maximum Property Management for approximately \$7,500 to repair the electrical on the Iowa entrance. Maximum was asked to forward the bid when received and the Board will make a decision by email.

Treasurer:

- The financials were reviewed and it was noted that the actual costs to date for operations are under budget for the year to date. This is due to cost savings for snow removal. The Reserves are currently at approximately \$60,000 as the final payment has been made for the fence maintenance. There will be \$17,000.00 in additional contributions to the Reserves in 2013. The financials were approved by the Executive Board.

Property Manager:

- None, part of agenda.

VI. OLD BUSINESS

- A bid for the electrical repairs on Iowa will be submitted and the Board will review by email. Maximum was asked to check with Golden about work done on the sidewalk where the electrical work will have to cross.
- Brent reported that phase one of the project is done and 278 sections are done. A refund of \$1,218.45 was submitted by the contractor.
- The committee planning the picnic reported that everything was set up and a go for August 24. The issue of the jumping castle and liability insurance was brought up by Maximum. This will be checked with the HOA insurance company and appropriate action will be taken.
- The Board was advised that the grant requested from Golden was denied because a Golden contractor is needed. The Board decided to try to get the grant this year and a local contractor will need to be found.

VII NEW BUSINESS

- Maximum Property Management advised that they will draft a 2014 budget for the September meeting. They were asked to check on whether the landscape contractor will be available and at what price as well as check the water cost for 2013 to determine how the cost may be in 2014.
- An issue with a loud neighbor was tabled.
- The method to best keep ARC records and requests was discussed. Shaun Brooks will lead this project and Maximum will arrange for her to coordinate to have the processes part of the web page.
- The violation notices sent out were reviewed.

VIII AD HOC

- Maximum Property Management was asked to contact Golden about the mowing along the pathways to get it done as soon as possible.

ADJOURNMENT

There being no additional business to bring before the Executive Board, the meeting was adjourned at 8:10 p.m.