

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES February 11, 2013

I. CALL TO ORDER AND ROLL CALL

The February 2013 meeting was called to order at 6:31 p.m.

II. ESTABLISH A QUORUM

A quorum was established.

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

III. APPROVAL OF PREVIOUS MINUTES

The minutes for the January 2013 meeting were approved as amended.

IV. HOMEOWNER FORUM

- None

V. REPORTS OF OFFICERS

President:

None

Treasurer:

- Maximum Property Management reviewed the financials as it was the first meeting for the treasurer (Lee DesMarteau). Maximum advised that the reserves had been decreased due to \$45,000 being used for the fence project. Operating costs are below budget in January due to snow removal costs not being incurred.

Property Manager:

- The manager advised that the issues he had to report on would be covered in the agenda.

VI. OLD BUSINESS

- The HOA lawyer, Candice Cavanaugh, attended the meeting and advised the Board that they do not have any recourse regarding the damage done to their electrical lights at the Iowa entrance. She also advised that the HOA owns the damaged electrical lines and needs to register as the owner with the Utility Notification Committee (Note Registration was done on February 13, 2013). Brent Morrison said

he would visit with the contractor who proposed the repairs to pursue a less costly remedy.

- Maximum Property Management was asked to get the letters out to appropriate owners regarding the fence maintenance project.

VII NEW BUSINESS

- The meeting with the Schultz representative to discuss irrigation issues for 2013 was postponed until March
- Maximum Property Management advised that all the information from the audit work on the sprinkler system from 2012 was in the Association's files.
- The status of the ARC was discussed and Shaun Brooks agreed to be the Board representative to the ARC and to oversee the ARC.

VIII AD HOC

- Maximum Property Management was asked to contact the two owners of the solar units that need to color the pipes to blend with the roof.
- Derek Hall will be the administrator for the VMR WEB Page.
- Shaun Brooks will provide Maximum Property Management with information to apply for a grant for funds that could possibly be used for trees.

ADJOURNMENT

There being no additional business to bring before the Executive Board, the meeting was adjourned at 8:18 p.m.