

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES January 14, 2013

I. CALL TO ORDER AND ROLL CALL

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

II. ESTABLISH A QUORUM

A quorum was established.

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

III. APPROVAL OF PREVIOUS MINUTES

The minutes for the November 2012 meeting were approved as amended.

IV. HOMEOWNER FORUM

- None

V. REPORTS OF OFFICERS

President:

None

Treasurer:

- The Treasurer was not in attendance. Maximum Property Management reported that the HOA was about \$7,000 under budget for the fiscal year due mainly to the cost savings of the landscape contract and snow removal. The financials were approved. Maximum Property Management was asked to try and make column headings more readable in the future.

Property Manager:

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

VI. OLD BUSINESS

- The issue of the damaged electrical lines on Iowa was discussed. Both Xcel and the subcontractor have denied any responsibility. Whether it would be practical to sue is a question. The Board asked Maximum Property Management to have the HOA

attorney attend the next meeting to discuss the future steps with this issue. Maximum was also asked to check with the HOA insurance.

VII NEW BUSINESS

- The Board elected officers for 2013.
 - Brent Morrison – President
 - Linda Sandgren – Vice President
 - Lee DesMartenau – Secretary/Treasurer (this is contingent as Lee was not at meeting so Maximum Property Management will check to see if he is still interested in the Board position)
- Brent presented a draft letter to send owners that will be directly affected by the fence project (i.e. their back fence will be repaired and stained). Board members and Maximum Property Management will give input to the letter so it can be sent out in February.
- The discussion on crime prevention in the neighborhood centered on how owners could minimize issues. It was decided that information will be put on the web page and owners can be referred to this source for such information.
- The flag maintenance issue was discussed regarding lighting and lowering the flag as appropriate. For lighting, Maximum Property Management advised that the existing lighting was compromised with the Xcel problem on Iowa. Maximum Property Management was asked to get information on solar lights for this area. The cost to lower and raise a flag is \$110 an incident. The Board decided to handle this by requesting the raising and lowering of the flag rather than specifically contracting for the service.

VIII AD HOC

- Maximum Property Management was asked to contact the company that did the sprinkler audit and make sure the HOA has both an electronic and hard copy of their results.
- Maximum Property Management was asked to have Schultz Industries attend the March meeting to discuss irrigation in the common areas.
- Maximum Property Management was asked to follow up with the ARC the issues on the solar panels that were installed without permission. Maximum advised that the requests had been obtained and were at the ARC and the next step would come when the ARC reported. The major issue appears to be the contrasting color of pipes on the solar units that are in non-compliance with what has been approved before (owners have been required to have their solar pipes blend in with roofs).

ADJOURNMENT

There being no additional business to bring before the Executive Board, the meeting was adjourned at 8:28 p.m.