

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES July 8, 2013

I. CALL TO ORDER AND ROLL CALL

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

II. ESTABLISH A QUORUM

A quorum was established.

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

III. APPROVAL OF PREVIOUS MINUTES

The minutes for the June 2013 meeting were approved as written.

IV. HOMEOWNER FORUM

- None

V. REPORTS OF OFFICERS

President:

- The issue with the owner of 253 Eagle Drive was discussed. It appears that the landscaping and addition to his unit did not receive ARC approval. With regard to the landscaping, the project does not provide the easement access to maintain the perimeter fence. The owner has been uncooperative in working with the HOA regarding this matter. After discussion of options, the Executive Board decided that they will send the owner a letter citing the easement issue and notifying him that the inside of his fence cannot be maintained in the future under these circumstances. No further action will be taken at this time.
- When the next phase of the fence maintenance project is done, a letter will be sent to affected owners specifically citing that the owner must comply with the easement requirement of the HOA.

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. The Board was advised that the contractor would provide a refund of funds not used. The financials were approved by the Executive Board.

Property Manager:

- None, part of agenda.

VI. OLD BUSINESS

- Brent advised that the lighting on the south side of Iowa is still being evaluated and that the potential contractor has not got back with a promised estimate. Other contractors will be asked for bids.
- Brent reported that phase one of the project will be done in the next month and approximately 279 sections of the perimeter fence will have been repaired (out of a total of 500).
- The potential project for mailboxes will be tabled for 2013 and reevaluated next year along with an evaluation of reserves.
- Derek will contact the owners who asked to plan the project for a community picnic in August and get an update on the status. A plan will be asked for by August 1. If this project falls through, the Board will look into another type of community event.

VII NEW BUSINESS

- Maximum Property Management advised that the grant request for the matching funds from Golden for the landscape project at the corner of Iowan and White Ash has been submitted.
- Maximum Property Management advised that due to the way administrative staff was treated by Jim Smith in providing documents to his office, he would be advised he has to work through Jim Crigler in the future.
- The homeowner's request for the HOA to provide yard waste service was discussed. The Board will not seek to have this service provided.
- The Board will contact Schultz Industries to discuss the responsibilities the contractor has regarding oversight of the contract. The Board feels that the problems with the grass at the entrances were not monitored adequately.
- The mailbox project for the property will be tabled and Maximum Property Management will get estimated costs for the project for the next meeting.

VIII AD HOC

- Maximum Property Management was asked to contact a provider for the web page and get it updated and managed on an ongoing basis.
- Maximum Property Management was asked to contact Schultz Industries and ask to be advised prior to any spraying on the property so owners can be notified.
- Maximum Property Management was asked to contact Golden about the mowing along the pathways to get it done as soon as possible.
- Maximum Property Management was asked to put tree trimming on the agenda for the August Meeting.

ADJOURNMENT

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