

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES May 13, 2013

I. CALL TO ORDER AND ROLL CALL

The May 2013 meeting was called to order at 6:30 p.m.

II. ESTABLISH A QUORUM

A quorum was established.

Directors Present: Harold Noyes, Libby Espeseth, Lee Desmarteau, Brent Morrison, Shaun Brooks, and Derek Hall. Linda Sandgren was not in attendance. Others Present: Jim Crigler of Maximum Property Management, Property Manager. Residents of 458 White Ash, and 1540 Coyote Ct. were also in attendance.

III. APPROVAL OF PREVIOUS MINUTES

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

IV. HOMEOWNER FORUM

- The owners who attended the meeting were there to propose the annual get together for VMR residents go back to the picnic from the recent ice cream events. They also volunteered to organize the event. The Board agreed to this plan and asked Maximum Property Management to coordinate with owners to provide the support from VMR.

V. REPORTS OF OFFICERS

President:

- None as content covered in Old Business

Treasurer:

- The financials were reviewed and it was noted that the actual costs to date for operations are approximately \$10,000 under budget for the year to date. This is due to cost savings for snow removal. The Reserves are currently at approximately \$97,000. The financials were approved

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 a plan will be developed. The cost to repair will likely run from \$5,000 to \$7,000.
- Brent reported that approximately 100 sections of the perimeter fence have been repaired (out of a total of 500). The total cost to complete 278 sections (which will complete the south portion of the fence) will be approximately \$83,000 and \$45,000 of this total has already been expended. The Board will reevaluate their Reserves in the Spring of 2014 to determine whether to finish the north part of the fence in 2014 or later. Brent also advised that procedures would have to be put in place so that the back yards of residents along the fence are inspected so that the access area to the fence on the inside will be maintained.

VII NEW BUSINESS

- Maximum Property Management will submit the grant request for the matching funds from Golden for the landscape project at the corner of Iowa and White Ash.
- The Board mobile meeting will be held on June 10, 2013 at 5:30 p.m. Brent will rent a vehicle to use for the inspection of the property.
- 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 Schultz and get some type of drawing for the proposal to landscape the corner of Iowa and White Ash as well as ask them about the brown trees that are appearing on the property.
- Maximum Property Management was asked to contact Waste Management about pick-up and recycling of yard trash.

ADJOURNMENT

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