

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES September 10, 2013

I. CALL TO ORDER AND ROLL CALL

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

II. ESTABLISH A QUORUM

A quorum was established.

Directors Present: Libby Espeseth, Linda Sandgren, Brent Morrison, Shaun Brooks, Harold Noyes and Lee Desmarteau. Derek Hall was not in attendance. Others Present: Jim Crigler of Maximum Property Management, Property Manager, and Laura Weinberg. Ms. Weinberg is running for Golden City Council from VMR's district and presented to the Board information about her and things she hoped to deal with if she is elected to the City Council.

III. APPROVAL OF PREVIOUS MINUTES

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

IV. HOMEOWNER FORUM

- None

V. REPORTS OF OFFICERS

President:

- It was reported that electrical work on Iowa has been delayed due to the contractor being ill. Maximum Property Management was asked to contact the contractor and remind him that the work has to be done as quickly as possible.

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 \$70,000 as the final payment has been made for the fence maintenance. There will be \$8,500.00 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

- As noted the electrical work on the Iowa entrance is still in process.
- Pursuit of the grant of Golden will not be continued at this time and planting grass seed in 2014 will be reviewed.

VII NEW BUSINESS

- Maximum Property Management presented a draft budget for 2014. The draft did not have a dues increase with a net decrease in expenses of \$730. The Board asked Maximum to check some costs regarding landscaping and the web page and then the budget will be reviewed in October and approved at that time.
- The Board agreed to have the Annual Meeting on November 20, 2013.
- Maximum Property Management was asked to get clarification on the tree trimming bid and confirm that a 10% discount would be available if the work is done in 2013.
- Forms for the ARC to use in the future were discussed. The Board advised the ARC that it was appropriate for the ARC to design a form that best meets their needs.
- The Board member names will be added to the website.
- Storing of the ARC files (approximately 3 boxes) was tabled for the time being. Some ARC members objected to having the files offsite.
- Maximum will check into the list of email addresses for owners that were available at one time.
- The issue of animal waste on the sidewalks was decided to be an issue for the Golden to deal with and people with issues should call Golden.
- Issues with brown lawns are being addressed and hopefully resolutions can be obtained. If owners do not respond to violations there is only limited action that can be taken without high costs.
- The purple door on one house and the inappropriate use of an accent color on another house were discussed and it was decided not to pursue any action on these items.

VIII AD HOC

- Maximum Property Management was asked to contact Shultz about trimming the weeds 3' from the perimeter fence and get a cost quote.
- Maximum Property was asked to have Shultz trim the low hanging branches on the sidewalks at the two entrances to the property.
- Maximum was asked to contact the person who will manage the web page and get things updated. Also, Maximum will ask the person to attend the next meeting.

ADJOURNMENT

There being no additional business to bring before the Executive Board, the meeting was adjourned at 8:50 p.m.