

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES July 14, 2014

I. CALL TO ORDER AND ROLL CALL

The July 2014 meeting was called to order at 6:38 p.m.

II. ESTABLISH A QUORUM

A quorum was established.

Directors Present: Harold Noyes, Brent Morrison, Shaun Brooks, Lauree Valverde, and Derek Hall were in attendance. Linda Sandgren was not in attendance. Others Present: Jim Crigler of Maximum Property Management, Property Manager. The resident of 250 Washington was also in attendance.

III. APPROVAL OF PREVIOUS MINUTES

The minutes for the April 2014 and May 2014 meetings were approved as written.

IV. HOMEOWNER FORUM

- The owners of 250 Washington was at the meeting to discuss an issue regarding a trampoline in the back yard of the adjacent property. The owner advised that the owners of 248 Washington had put a trampoline right next to their back yard fence. This location is near their bedroom and the use of the trampoline creates noise that makes it difficult to sleep. Furthermore, he added that he is having is having health issues and needs his sleep. The owner of 250 Washington was asked whether he had discussed the issue with the owners of 248 Washington. He said he had not due to the fact that he was told by the owners of the trampoline that they were going to put the trampoline in its present location and it would be there for many years. The Board discussed the wording in the Declaration that could be interpreted to address this issue
(Nuisances. No nuisance shall be permitted on any Unit nor any use, activity or practice which is a source of annoyance or embarrassment to, or which offends or disturbs, the residents of any Unit or which interferes with the peaceful enjoyment or possession and proper use of any Unit, or any portion thereof, by its residents. As used herein, the term "nuisance" shall not include any activities of Declarant which are reasonably necessary to the development and construction of, and sales activities on, the Units; provided, however that such activities of the Declarant shall not unreasonably interfere with any Unit Owner's use and enjoyment of his Unit, or with any Unit Owner's ingress and egress to or from his Unit and a public way. No noxious or offensive activity shall be carried on upon any Unit nor shall anything be done or placed on any Unit which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others. Further, no immoral, improper, offensive or unlawful use shall be permitted or made of any Unit or any portion thereof. All valid laws, ordinances and regulations of all governmental

bodies having jurisdiction over the Units, or any portion thereof, shall be observed).
No decision on how this provision of the Declaration applies to this issue was determined. The Board encouraged the Owner of 250 Washington to discuss the issue with his neighbor and see if a resolution might be reached. The Board also decided to send a written notification of the issue to the owner of 248 Washington St.

V. REPORTS OF OFFICERS

President:

- The issue of frequency of Board meetings was presented by the President. He commented that he believed the HOA management might be able to be done with fewer meetings. The Board was asked to consider whether or not they support the changing of the meeting schedule and it will be discussed at a later meeting. .

Treasurer:

- The financials were reviewed and it was noted that the actual costs to date for operations are approximately \$12,000 under budget for the year to date. This is due to cost savings for snow removal. The Reserves are currently at approximately \$73,000. The financials were approved. The Board also asked Maximum Property Management to prepare a budget for 2015 and to include the idea of having an annual percentage increase to meet increasing costs with nominal increases in dues.

Property Manager:

- None, part of agenda.

VI. OLD BUSINESS

- The Board was advised that the fences restoration project for 2014 is about 50% completed and will be done by the end of August.
- The materials for the mailbox post project have been acquired and a decision will be made at a later date regarding when the community project will be done. For the time being, when maintenance is done on mailbox posts the new material will be used.

VII NEW BUSINESS

- The Village of Mountain Ridge picnic will be held on August 16 this year. A grant to help fund the event has been received from the city of Golden. The Board approved up to \$1,000 of HOA funds to be used on the picnic.
- The review of web page usage was tabled at this meeting.

VIII AD HOC

- Maximum Property Management was asked to contact Schultz to get information regarding the fact the landscaping of the trench dug for electrical purposes on the south side of Iowa Dr. has not been done.
- Maximum Property Management was asked to obtain bids for the holiday lights in 2014/2015.
- The purchase of the 2nd domain for the web site was approved.
- The issue regarding the landscaping of the back yard of one home was discussed. Maximum was asked to contact city to help with the issue. (Note: two days after meeting a request to landscape this yard was received and sent to ARC for review at August Meeting.)

ADJOURNMENT

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