

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES October 13, 2014

I. CALL TO ORDER AND ROLL CALL

The October 2014 meeting was called to order at 6:30 p.m.

II. ESTABLISH A QUORUM

A quorum was established.

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

III. APPROVAL OF PREVIOUS MINUTES

The minutes for the September 2014 were approved as amended..

IV. HOMEOWNER FORUM

- None

V. REPORTS OF OFFICERS

President:

- The President was unable to attend the 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 will be at approximately \$53,000 at the end of the year. There are plans to replace mail boxes and mail box posts in 2015 from Reserves that will cost approximately \$25,000.

Property Manager:

- None, part of agenda.

VI. OLD BUSINESS

- The Board approved the budget with a \$4.00 per quarter dues increase. The dues increase is to replenish Reserves as the expenses of the exterior fence maintenance and planned work on mail boxes will result in the need to increase the amount of Reserves.

- The Board reviewed the information on the times set for landscape irrigation and decided that they will evaluate this next year when they meet with the contractor.

VII NEW BUSINESS

- The proposals for the holiday lights were reviewed. The Board approved the Swingle proposal. Maximum was asked to inquire as to whether a larger discount could be provided if the community agreed to a 2 year contract. (Note: Swingle agreed to increase the discount by 5% for a 2 year contract).
- The issue of traffic in the community was tabled until a future meeting.
- The Annual Meeting was discussed. There are 4 Board terms expiring and the 4 incumbents said they will run for the Board again. A copy of the approved Budget for 2015 will be sent out with the meeting notice.

VIII AD HOC

- Maximum Property Management was asked to contact the owner at 306 Canyon Point Circle regarding the piping on their roof and the need to have it painted to blend in with the roof color.
- The Board will have an answer for the Annual Meeting for the owner regarding the disposal of waste that has been asked the last 3 years.

ADJOURNMENT

There being no additional business to bring before the Executive Board, the meeting was adjourned at 7:38 p.m.