

## **The Village at Mountain Ridge**

### **HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS ANNUAL MEETING MINUTES *November 12, 2012***

#### **I. CALL TO ORDER AND ROLL CALL**

The Annual Meeting of Homeowners was called to order at 7:00 p.m.

#### **II. ESTABLISH A QUORUM AND NOTICE OF MEETING**

A quorum was established. There were 43 proxies and 21 homeowners present and this established a quorum. The notice for the Annual Meeting had been sent to all homeowners by mail.

Directors Present: Bruce Bacon, Derek Hall, Libby Espeseth, Brent Morrison and Harold Noyes. Linda Sandgren and Mike Noyes were not in attendance. Others Present: Jim Crigler of Maximum Property Management, Property Manager, Village at Mountain Ridge.

#### **III. APPROVAL OF PREVIOUS MINUTES**

Minutes of the November 15, 2011 Annual Meeting were approved.

#### **IV. REPORTS OF OFFICERS**

President – Bruce Bacon:

- Bruce Bacon reported the following matters:
  - The Website will be managed professionally in 2013
  - Additional LED lights were installed at the entrances in 2012.
  - An evaluation of the sprinkler system was done and the sprinkler system was updated and a map of the sprinkler system provided.

Treasurer – Mike Noyes:

- Since the Treasurer was not in attendance the report was provide by Maximum Property Management.
- The HOA is on budget for 2012 due to a more than 50% in the cost of the landscape contract and low costs for snow removal in 2012.
- A dues increase is being implemented because of rising costs and the need to continue to contribute to reserves. The last dues increase was in 2005 and operating costs have increased to the point that without a dues increase there would not be funds to put into reserves. Major projects planned for the reserves are maintenance of the perimeter fence and refurbishing mailbox posts and replacing mailboxes. The estimated cost of the repairs to the perimeter fence will use almost all the current reserves. Therefore, in order to start building up the reserves again a dues increase was approved by the Board.
- The budget for 2013 was ratified.
- The Treasurer's Report was approved.

## **V. REPORT OF COMMITTEES**

- During the past year the pre approved color schemes for painting and the roofing materials were expanded and updated.
- No other committees are in operation at the current time at Village at Mountain Ridge

## **VI. ELECTION OF BOARD MEMBERS**

There were 2 positions available. There were 2 owners who had volunteered for the 2 vacant positions. It was motioned that the 2 persons be approved to the Board and approved. They were Sean Brooks and Lee Desmarteau.

## **VII. NEW BUSINESS**

- A resident inquired about recycling for grass, leaves, etc. The Board advised that this was looked into the prior year and this type of service is not provided except at a substantial additional cost and that a decision had been made to not include this service.

## **ADJOURNMENT**

There being no additional business to bring before the Community and the Board, the meeting was adjourned at 8:22pm.