

The Village at Mountain Ridge  
**HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS**  
**MONTHLY MEETING MINUTES April 7, 2014**

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

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

**II. ESTABLISH A QUORUM**

A quorum was established.

Directors Present: Harold Noyes, Shaun Brooks, Derek Hall, and Brent Morrison. Lee Desmarteau, Lauree Valverde, and Linda Sandgren were not in attendance. Others Present: Jim Crigler of Maximum Property Management and the homeowners from 114 Eagle Ct.

**III. APPROVAL OF PREVIOUS MINUTES**

The minutes for the March 2014 meeting were approved as written.

**IV. HOMEOWNER FORUM**

- The owners from 114 Eagle Ct. met with the board to request that a shrub of some type be planted to block the view of the utility box from on the south side of the Iowa entrance from their property. The Board advised that they will have some type of shrub planted. Maximum Property Management will issue a work order for this shrub.

**V. REPORTS OF OFFICERS**

President:

- Brent advised the Board that the feedback regarding the web page has been excellent.

Treasurer:

- The financials were reviewed and it was noted that the actual costs for 2014 are under budget after the third month of the year due primarily to savings in snow removal.

Property Manager:

- The Manager's Report was presented in his written report.

**VI. OLD BUSINESS**

- The maintenance of the perimeter fence has been on hold due to weather. The materials have been purchased and work will begin soon as the weather forecast indicates dry weather.

## **VII NEW BUSINESS**

- The three bids for the mailbox project were reviewed and the bid from Cobalt Construction was approved. This was the low bid.
- The mobile Board meeting in May will be on the 12<sup>th</sup> at 5:00 p.m.
- In response to questions from the ARC, the following responses were provided by the Board.
  - Painting requests must be from the pre-approved color schemes and no existing colors will be grandfathered in.
  - The request for horizontal wood slats on a front porch was approved.
  - Currently there are only two types of trees that are precluded in the HOA documents (Siberian Elms and cotton producing cottonwoods). Maximum Property Management will contact the landscape contractor to get recommendations regarding other tree species that could be excluded by the HOA.

## **VIII AD HOC**

- The request to put an add on the web page was approved. There will not be a charge for any advertisements.
- The issue of the wrong address for the web page on the post card sent to owners will be researched and a decision will be made regarding what if any changes need to be made on the address.

## **ADJOURNMENT**

There being no additional business to bring before the Executive Board, the meeting was adjourned at 7:40 p.m.