

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

I. CALL TO ORDER AND ROLL CALL

The December 2014 meeting was called to order at 6:37 p.m.

II. ESTABLISH A QUORUM

A quorum was established.

Directors Present: Linda Sandgren, Brent Morrison, Shaun Brooks, Derek Hall, and Harold Noyes Lee Desmarteau was not in attendance. Others Present: Jim Crigler of Maximum Property Management.

III. APPROVAL OF PREVIOUS MINUTES

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

IV. HOMEOWNER FORUM

- None

V. REPORTS OF OFFICERS

President:

- The holiday lights turned out very well after initial problems. Maximum was asked to count the trees that are lit up and use this to get comparable bids for 2014. (Note: there are 22 trees on Iowa and 13 trees on Washington). Maximum was also asked to eliminate delinquencies of less than \$5.00.

Treasurer:

- The financials were reviewed and it was noted that the actual costs for 2013 were under budget by about \$15,000. The savings primarily came from snow removal, water, and landscape maintenance. The financials were approved as written.

Property Manager:

- The savings in operating costs were discussed and it was decided to leave the excess funds in operations in the event of unexpected operational costs.

VI. OLD BUSINESS

- The web page is expected to be operational by February. Maximum Property Management is to ask the designer to attend the next meeting and do a presentation of the web page.

VII NEW BUSINESS

- Shaun had collected information on trash collection as a result of the issue at the annual meeting regarding grass waste disposal. In summary, it would cost about \$15,000 more to go with the city for the same services. To add the services for the grass disposal would be an additional cost with Waste Management of at least \$4.50 per owner per month. (Note: I obtained this cost information by calling Waste Management). The Board decided that their position at this time will be to keep the current services and advise owners that the HOA provides only its current services and if owners want service outside the current service they may contract for it themselves.
- An owner had brought to the Board's attention that the rule regarding trash cans being kept out of sight is not being enforced. The Board decided to enforce this on a case by case basis at the present time and check for violations when they do their annual inspection in May.
- Maximum Property Management was asked to get proposals for the mail box project. Brent will provide specifications.
- Tree trimming was tabled until later in the year after the fence project is done.
- Shaun was told that if the ARC identifies an owner they want on their committee to go ahead and add that person to the ARC.
- A paper newsletter will be done that will include the announcement about the web page. The paper newsletter will be done this one time so everyone is assured of getting notification. Further newsletters will be posted on the web page. Board members will provide Maximum with information for the newsletter and webpage.

VIII AD HOC

- Maximum Property Management was asked to determine how many people are using the ACH auto deposit for their quarterly dues. (Note: It is 64).
- The Executive Board elected Officers for 2014.
 - President Brent Morrison
 - Vice-President Derek Hall
 - Secretary/Treasurer Linda Sandgren

ADJOURNMENT

There being no additional business to bring before the Executive Board, the meeting was adjourned at 8:10 p.m.