

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES August 9, 2017

I. CALL TO ORDER AND ROLL CALL

The August 2017 meeting was called to order at 6:32 p.m.

II. ESTABLISH A QUORUM

A quorum was established.

Directors Present: Mary Engstrom, Wayne Zhiwei Liu, and Brian Braunagel. Ms Engstrom had Harold Noyes' proxy. Erin Howe, Ann Grodnik, Harold Noyes, and Erica Ferrero were not present. Others Present: Jim Crigler of Maximum Property Management, Property Manager.

III. APPROVAL OF PREVIOUS MINUTES

The minutes for the April 2017 meeting were approved as amended.

IV. HOMEOWNER FORUM

- None

V. REPORTS OF OFFICERS

President:

- The President reported that the delinquency for 1552 Wild Rose has been paid.

Treasurer

- The financials were approved as presented. It was noted that the HOA is under budget due to low snow removal costs.

Property Manager:

- None, part of agenda.

VI. OLD BUSINESS

- The Board asked to have the HOA lawyer send a letter to the City of Golden that would say, in effect, that if a response regarding the certification of their local trash collection contract is not received it will be assumed that the contract has been certified. A sample letter was provided.
- It was reported that the work is finally progressing on the fire damaged residence at 1551 Cougar Ct. The progress will be monitored and the owners pressed to get work completed.

VII NEW BUSINESS

- Discussion on problems with the ARC processes was undertaken. It was decided to test the automated system and then make necessary changes. A member of the ARC will be invited to next meeting to discuss next steps.
- The budget for 2018 was tabled until more information can be obtained on Reserve costs. The budget will be approved in October meeting.
- The cleaning of the retainage drains was reported as completed.

VIII AD HOC

- A project to update the ARC guidelines will be considered. It was recommended a committee handle such a project. A starting point would be for input from ARC on issues that seem to need updating. The project will be considered in the future.
- Maximum will issue work orders for the edging in the grass areas of the entrances to the property and to fix the tire tracks in the Iowa entrance.
- Maximum is to get lights added to the entrances of VMR. These will be lights that will shine on trees along the Iowa and Washington entrances.
- An updated Reserve Study will be undertaken.
- Schultz Landscaping will be asked for a plan to update the landscaping at the two entrances.

ADJOURNMENT

There being no additional business to bring before the Executive Board, the meeting was adjourned at 7:35 p.m.