

The Village at Mountain Ridge  
**HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS**  
**MONTHLY MEETING MINUTES September 26, 2016**

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

The September 2016 meeting was called to order at 6:30 p.m. This meeting was set late in the month to cover the October meeting as well.

**II. ESTABLISH A QUORUM**

A quorum was established.

Directors Present: Mary Engstrom, Linda Sandgren, Erin Howe, Michelle Minihane, Ann Grodnick, and Harold Noyes. Others Present: Jim Crigler of Maximum Property Management, Property Manager.

**III. APPROVAL OF PREVIOUS MINUTES**

The minutes for the August 2016 meeting were approved as written.

**IV. HOMEOWNER FORUM**

- There were owners in attendance to provide input on a proposed addition to 251 Washington Street. The input was as follows.
  - 212 Washington said they believe the addition will have a negative impact as it will be the only home of that size in the area, may raise everyone's taxes, affect view which will lower home values.
  - 250 Washington is across from home and believes the project will have a negative impact. Also they said they had requested information in their letter and had not received answers (i.e. who is on Board and ARC, who will make decision, etc.). The addition is across from child's room. They believe the addition will negatively affect their home value as their view will be affected.
  - A lawyer for 250 Washington spoke and said the decision should not be a popularity vote and that the landscaping front line would be a negatively affected due to 4 car garage.
  - 245 West supported the proposal and said there are already 8 4 car garages in neighborhood, the lot for the property is larger than most, and that the proposal is unique and would improve property values.
  - 254 White Ash supported the proposal and noted that owners are open to negotiating and this could be successful in satisfying differences.
  - The owner of the house in the proposal spoke and said they have been owners for 10 years, are not interested in degrading the properties in the community, there are 8 properties with 4 car garages and this lot has a 101' curb compared to 70' curb for most lots, has received a letter from a City Engineer saying there will be no negative affect to drainage, and views are routinely affected by trees.
  - 180 Washington supported the proposal and noted that expansions like this are going on throughout Golden.

- 226 Eagle supported the project and said he has been a Golden resident since the 1960s and that changes have been going on in Golden as long as he can remember and that it would be good for VMR to have changes.
- 225 Washington supported the proposal and said people should be able to make changes, other views have been blocked by trees, and that this will not result in values going down.
- 150 White Ash stated he wanted to listen to both sides objectively and is interested in drainage, the 4 car garage issue, and percentage of roof to land versus other homes. He added that views are always affected by changes.
- 1538 Wild Rose supported the proposal and said here would not be a negative impact on home values, a community should expect changes, and views are obstructed by other lots.
- 189 Washington supported the proposal and said they use the path next to the house regularly and believes the plans are reasonable.
- 468 Mesa View Way supported the proposal and also uses the path adjacent to the property and sees no problems with the plan as long as the appropriate process procedures are followed.
- 281 White Ash supported the proposal and said expansion of homes in the community would be good as long as they are well done in a variety of ways and the process procedures are followed.
- 583 Canyon Point Circle supported the proposal and said the plans are consistent for the neighborhood and that change is coming to the community and it will be good.
- The other owner of the proposed property spoke and said they are not trying to do anything bad with the proposal, will meet city requirements, the expansion will take up 22% or the 40% of the land that is open on the property, have been planning this project for a year, and believes the project is right for the community.

## **V. REPORTS OF OFFICERS**

President:

- None
- The financials were approved as presented. Maximum reported that the HOA is under budget for 2016 to date.

Property Manager:

- None, part of agenda.

## **VI. OLD BUSINESS**

- The process for a Neighborhood Watch Program has begun and will continue. The Board advised that they will support in any way necessary.
- The compost program is proceeding. A Board member met with the City representative and was advised that the City is meeting with Alpine Waste to set up procedures and costs and will be report on the issue. The Board would like to have details for this program by the Annual Meeting.

- A Board member was advised that the measurements were not what are necessary and a letter will be sent out this week defining what is necessary for 2017.
- The Draft Budget presented at the meeting was approved. There will not be a dues increase in 2017.

## **VII NEW BUSINESS**

- The proposal to put signs on the property regarding traffic and child safety was approved. Maximum will try to get information on where signs are most effective and where they can be put up. Also an estimate of installation cost will be obtained.
- The Annual Meeting will be held November 14, 2016. Maximum will send out notifications with proxies. The community will be advised of Board positions available, no dues increase, and an inquiry will be made as to whether there are owners who would be interested in revising the ARC Guidelines.

## **VIII AD HOC**

- None
- The next meeting will be in November 14, 2016.

## **ADJOURNMENT**

There being no additional business to bring before the Executive Board, the meeting was adjourned at 8:35 p.m.