

HUNTER'S RIDGE TOWNHOMES
BOARD MEETING

Anyés Laporte-Clark's Home
2030 Buchanan Point
Lafayette, CO 80026

7:00 p.m.,
Wednesday, October 18, 2006

MEETING MINUTES

AGENDA

MEMBERS: Larry Nelson, Mark Persiko, An'yes Clark, Keith Siggins

I. CALL TO ORDER

The meeting was called to order at 7:09 pm. Mark, Larry, An'yes, and Property Manager Carl Weakland were present. Keith Siggins arrived later.

II. ESTABLISH A QUORUM

Three out of four board members present at start of meeting: quorum established.

III. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

September board meeting minutes were reviewed. Corrections were made concerning owner and property manager communication, prompting a discussion among the board. Mark moved to adopt, Anyes seconded. Minutes, with changes, were approved unanimously.

IV. OWNERS' FORUM

The owner of Unit 401 asked about storing dirt bike on back porch. Carl advised him that rules allow it.

Same owner requested permission to replace long Permadeck railing boards that contain a gap. Replacement would be with normal wood, as they used to be. The Board will consider granting owners liberty to change the deck rails, per architectural review or according to uniform guidelines, with a requirement for owners to maintain any changed railing decks.

V. APPROVAL OF FINANCIALS

In absence of a treasurer, entire board reviewed financials. Larry moved for approval and Mark seconded. Financials were approved unanimously.

VI. REPORTS OF OFFICERS

a. President's Report

There was no president's report.

b. Manager's Report / Phone Log

Carl reports that 100 unit owners have paid for their deck replacements.

The Property Manager's phone log was reviewed.

The HOA dues, unit balance and deck assessment logs were reviewed.

VII. OLD BUSINESS

The board reviewed the proposed budget for 2007 and made adjustments. Final agreement was reached in e-mail, following the meeting. The proposed budget has been mailed to owners for review, prior to the budget meeting that comprises part of the annual HOA Meeting.

VIII. NEW BUSINESS

No new business was discussed.

IX. ADJOURNMENT

The meeting was adjourned at 10:00 pm.

NEXT MEETING TIME: _____ Wednesday, November 15, 2006, at 6:00 pm,
Followed by the Annual Meeting, at 7:00 pm.

NEXT MEETING PLACE: _____ Louisville Recreation Center _____