

HUNTER'S RIDGE TOWNHOMES  
BOARD MEETING

**Mark Persiko's Unit  
129 Pheasant Run**

**7:00 p.m.,  
Wednesday, September 20, 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 7:20 pm. Mark, Larry, An'yes, and Property Manager Carl Weakland were present.

II. ESTABLISH A QUORUM

Three out of four board members present: quorum established.

III. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

August board meeting minutes were reviewed. Mark moved to adopt, Anyes (?) seconded. Minutes were approved unanimously.

IV. OWNERS' FORUM

Unit 127 owner Chris Hoerling attended board meeting. She asked to have back steps replaced with new decking material. Carl replied that it will be done; a date had not yet been set.

Originally, owner had planned to use decking material to make a small deck on the back patio instead of steps, and the date was pending quote requested by owner from contractor for the work. Patio quote came back as too high and was negotiated for a bit. Owner decided to drop plan to build deck at that point.

Owner is now requesting steps to be built as has been done for other units. Date has not been set: Carl is awaiting availability of contractors that built other deck, for them to fetch material from distributor. Boards will be delivered when box is constructed for deck surplus material and said material is delivered.

It was agreed upon orally that, at a future date, owner will retain the option to buy boards from HOA excess and contract with deck builder independently to construct patio deck. Owner advised that a future patio deck must pass approved architectural and meet building code standards. Legal agreement must be put into writing, stating that owner will assume maintenance responsibility for deck.

Chris wants porch light replaced. Covenants state that porch lights are owner responsibility. Porch light selection must pass architectural review.

V. APPROVAL OF FINANCIALS

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

VI. REPORTS OF OFFICERS

a. President's Report

There is a new set of HOA documentation required, as proscribed by State Senate Bill 89. This affects the following Hunter's Ridge documents: HOA Board Members Conflict of Interest Resolution Statement, Policy on Reserve Funds, and Owner-Board resolution policies. Carl will call board legal counsel to look over SB89 and issue relevant changes for Hunter's Ridge. Changes will be posted on HOA website for owner review thereafter.

b. Manager's Report / Phone Log

The Property Manager's phone log was reviewed.

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

VII. OLD BUSINESS

No old business was discussed.

VIII. NEW BUSINESS

Carl handed out budget worksheets for 2007. Board discussed financial conditions and potential adjustments. Final proposed budget will be developed by October HOA Board meeting, in time for owner's budget meeting, to be scheduled for November.

IX. ADJOURNMENT

The meeting was adjourned at 9:23 pm.

NEXT MEETING TIME: \_\_\_\_\_ Wed., Oct 18, 2006 @ 7:00 pm \_\_\_\_\_  
PLACE: \_\_\_\_\_ Anyes' House (129 Pheasant Run) \_\_\_\_\_