

MINUTES OF THE HUNTER'S RIDGE TOWNHOME ASSOCIATION

BOARD MEETING

WEDNESDAY, 24 OCTOBER 2007

I. CALL TO ORDER

The meeting of the Hunter's Ridge Townhome Association was called to order at 7:12 p.m. at the home of Keith Siggins. Those Board members in attendance were: Keith Siggins, Vice President, Dianne Bernier, Secretary, Carol Creech, Director, Maria Harper, Director, and Carl Weakland, Property Manager.

II. ESTABLISH A QUORUM

Four of the five Board members were present at the start of the meeting; a quorum was established.

APPROVAL OF MINUTES

Minutes of the 27 September 2007 Board meeting were reviewed. A MOTION was made by Dianne and SECONDED by Carol to adopt the minutes noting one minor change. The Minutes were unanimously APPROVED.

III. OWNERS' FORUM

Dianne mentioned that some of the slats on her front porch railing were not completely painted.

ACTION: Carl will take a look at this.

Dianne also stated concern regarding the electric wiring behind her light fixtures above the mirrors in the upstairs bathrooms and asked if they were according to code. While trying to replace the two light fixtures, it was found that the holes cut in the wall to house these fixtures were long rectangular holes with scattered wiring in the wall instead of a small hole cut in the wall to house an electrical box. To replace these fixtures, some work would need to be done with adding new drywall and rewiring. She was assured the wiring was to code.

IV. APPROVAL OF FINANCIALS

The Board reviewed the financials including outstanding dues and deck payments.

A MOTION to accept the Financials was MADE by Carol and SECONDED by Dianne. The Financials were unanimously APPROVED.

VI. REPORTS OF OFFICERS

a. *President's report*
No report.

b. *Property Manager's report*
The Property Manager's Phone Log was reviewed, and it was announced that the next Homeowners' Annual Meeting will be at the Louisville Recreation Center on Thursday, 29 November 2007 at 7pm with the Board meeting preceding the meeting at 6pm.

VII. OLD BUSINESS

a. *Dumpster Enclosures*
Because of a tight budget for FY2008, this item cannot be funded in FY2008.

b. *Finalize FY2008 Budget*
The proposed FY2008 budget was reviewed by the Board. The Board was unanimous in its decision not to raise the monthly homeowner's fee in FY2008. Discussion took place as to how to deal with the rising costs for the upkeep of Hunters Ridge. After much review and deliberation, a MOTION was made by Keith and SECONDED by Maria to accept the proposed budget for FY2008 based on various changes. This budget will be submitted to the homeowners at the Annual Meeting on 29 November 2007.

VIII. NEW BUSINESS

Two resident requests to waive monthly late fees were discussed.

IX. NEXT MEETING DATE AND PLACE

The next meeting of the Board will be held on THURSDAY, 29 November 2007 at 6pm preceding the Homeowners' Annual Meeting beginning at 7pm at the Louisville Recreation Center on Via Appia.

X. ADJOURNMENT

The meeting adjourned at 8:45 p.m.

- End of Minutes -