

MINUTES OF THE HUNTERS RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

WEDNESDAY, 27 AUGUST 2008

I CALL TO ORDER

The meeting of the Hunters Ridge Townhouse Association was called to order at 7:00pm at the home of Carol Creech. Those Board members in attendance were: Larry Nelson, President, Carol Creech, Vice President, Dianne Bernier, Secretary, Zoe Katsulos, Treasurer, Maria Harper, Director, and Carl Weakland, Property Manager. In addition, two homeowners, Saskia Cervantes and Aaron McCallister, attended part of the meeting.

I ESTABLISH A QUORUM

All of the Board members were present; a quorum was established.

I APPROVAL OF MINUTES

Minutes of the 27 August 2008 Board meeting were reviewed by Board members. With one minor change, a MOTION was made by Maria and SECONDED by Carol to accept the Minutes. The Minutes were unanimously APPROVED.

I OWNERS AND RESIDENTS FORUM

At the July meeting the Board discussed the possibility of installing separate water meters for each unit in order to better control home water usage. Carl introduced James Dunn and Jason Smith from Fair Energy, a submetering company, who were invited to provide information on the costs involved in doing this. After their presentation to the Board, they were invited to present a report at the Annual Homeowners' Meeting in November.

Saskia and Aaron discussed with the Board some of the problems they have encountered with their unit and the common area, including a leak in the fireplace, outside vines needing attention, bees in the siding on the upper right side of the unit below the roof, and asked whether they could plant a garden by their unit. They were told that a garden cannot be put directly next to the house because of water damage that could occur to the foundation. However, 18" out from the back patio area can be planted. They wondered if there was another way to communicate with the Board other than the Website. It was pointed out that Carl, the Property Manager, is the person to call for all matters. He in turn will contact the Board on matters needing their input.

ACTION: Carl will look into the above-noted issues.

I APPROVAL OF FINANCIALS

Zoe asked for clarification on several items and Larry suggested that we need to have an analysis of our reserves. The Board discussed the need for repaving our streets and having a line item in next year's budget to cover this expense.

After review of the financials, Carol made a MOTION to approve the financials and Dianne SECONDED. The Financials were unanimously APPROVED.

I REPORTS OF OFFICERS

a. President's Report

Some people have complained about smoke from cigarettes drifting into units raising health issues and asked if there was anything to be done. It is the hope of the Board that people be considerate of their neighbors not only with smoke issues but dog issues as well. We all need to be more aware of the people around us living in a small community.

ACTION: These matters will be noted in the upcoming Newsletter.

b. Property Manager's Report

The Property Manager's Phone Log was reviewed.

The Board was made aware that occupants in one unit were evicted and household items had been placed outside on the curb.

ACTION: Carl will send a letter to the owner of the unit.

I OLD BUSINESS

Carol and Dianne hope to have a newsletter out in the coming months.

I NEW BUSINESS

a. Snow Removal

It was decided to go with the same snow removal company for the next year. The rule for snow removal on the sidewalks is 1" accumulation for houses facing north and 2" accumulation for houses facing south since they have the sun on their side. Zoe asked that Carl look into the substance the company uses for ice melt so that it is child/pet friendly.

I NEXT MEETING DATE AND PLACE

The next meeting of the Board will be held on Wednesday, 24 September 2008, at the home of Zoe Katsulos, located at Unit 204, at 7:00pm.

I ADJOURNMENT

The meeting adjourned at 9:15pm.

- End of Minutes -