

MINUTES OF THE HUNTERS RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

WEDNESDAY, 27 FEBRUARY 2008

I. CALL TO ORDER

The meeting of the Hunters Ridge Townhouse Association was called to order at 7:05pm at the home of Carol Creech. Those Board members in attendance were: Larry Nelson, President, Carol Creech, Vice President, Dianne Bernier, Secretary, Maria Harper, Director, and Carl Weakland, Property Manager.

II. ESTABLISH A QUORUM

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

III. APPROVAL OF MINUTES

Minutes of the 23 January 2008 Board meeting were reviewed by Board members. After several corrections were made, a MOTION was made by Maria and SECONDED by Carol to accept the Minutes as amended. The Minutes were unanimously APPROVED.

IV. OWNERS FORUM

Maria mentioned that there were a number of roof shingles lying on the ground around the premises.

ACTION: Carl will check the roofs.

Carol noted that some of the fencing on the property along South Boulder Road is down and needs attention. Carl said that some of the posts are being replaced.

Maria suggested that Carl have signs made for the “paper only” bins.

ACTION: Carl will get signs made for the “paper only” bins.

V. APPROVAL OF FINANCIALS

Carl reviewed outstanding dues and deck payments.

After discussion, Dianne made a MOTION to approve the financials; Carol SECONDED. The Financials were unanimously APPROVED.

VI. REPORTS OF OFFICERS

a. President's Report

Larry reported that a couple of the residents have complained about oil spills from cars parked in some of the parking spots. Larry will draw up a resolution to be voted on at the next meeting to address this problem.

b. Property Manager's Report

The Property Manager's Phone Log was reviewed.

Carl suggested that the Euonymus bushes (those that attract wasps) need to be cut back this spring and this will hopefully take care of the wasp problem. Larry suggested that all the bushes in the area need to be trimmed better so that things don't look so overgrown and out of control during the growing season.

ACTION: Carl will discuss this with the landscape people.

Carl brought to the Board's attention the need to make our watering schedule more efficient. In order to do this, we need to replace eight of the time clocks (the other six were previously replaced). The cost for this will be \$4000. Carl noted that other places that have better-managed watering cycles have saved up to 18% on their water bill. Since this is our biggest expenditure each month, the Board agreed this upgrade was needed. Once installation is complete, the clocks will be set to water at shorter intervals, allowing the water to better soak into the ground.

Dianne made a MOTION to buy and install eight new time clocks; Carol SECONDED. The MOTION was CARRIED.

VII. OLD BUSINESS

There was no old business to discuss.

VIII. NEW BUSINESS

Our landscaping contract with Colorado Turfgrass Specialists (CTS) in Louisville will soon expire. The Board reviewed their bid for the coming year. Overall, the Board has been satisfied with CTS. However, some services needing additional attention were highlighted by various Board members. Carl said he would pass our recommendations on to CTS. With that in mind, a MOTION was made by Dianne and SECONDED by Carol to ACCEPT the bid from Colorado Turfgrass Specialists for another year. The Motion was CARRIED.

IX. NEXT MEETING DATE AND PLACE

The next meeting of the Board will be held on Wednesday, 26 March 2008, at the home of Dianne Bernier, located at 297 Pheasant Run, Louisville, at 7:00pm.

X. ADJOURNMENT

The meeting adjourned at 8:50pm.

- End of Minutes -