

MINUTES OF THE HUNTERS RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

WEDNESDAY, 23 JANUARY 2008

I. CALL TO ORDER

The meeting of the Hunters Ridge Townhouse Association was called to order at 7:12pm at the home of Larry Nelson. Those Board members in attendance were: Larry Nelson, President, Dianne Bernier, Secretary, Zoe Katsulos, Director, and Carl Weakland, Property Manager.

II. ESTABLISH A QUORUM

Three out of five Board members were present; a quorum was established.

III. NEW BUSINESS

a. Appoint New Director

Larry MOVED to reinstate Maria Harper as a Director to replace Keith Siggins, Vice President, who recently resigned from the Board. Dianne seconded the MOTION; the motion was CARRIED.

Maria Harper, Director, joined the meeting at 7:15pm, and Carol Creech, Director, joined the meeting at 7:30pm.

IV. APPROVAL OF MINUTES

Minutes of the 29 November 2007 Board meeting were reviewed by Board members. A MOTION was made by Zoe and SECONDED by Larry to accept the Minutes. The Minutes were unanimously APPROVED.

V. OWNERS' FORUM

Zoe brought up the issue that some residents consider the Association not to be very responsive when they call the Property Manager's office. Residents would like follow-up after a request is made to Carl's office so that they know what action has been taken.

ACTION: Larry requested that Carl be more proactive in responding to residents' requests.

Maria noticed that after the front door window panels on Units 285 and 283 had been replaced, the brown paint around the inserts needs to be touched up.

ACTION: Carl will have the painters take care of this in the spring when they come back to paint other buildings.

Dianne asked how and when the Board needs to move forward on getting the other owners to replace their damaged front door window panels. Larry suggested we address this matter in the spring.

VI. APPROVAL OF FINANCIALS

In reviewing the Financials, Zoe asked whether it is possible to bring the water costs down. Larry responded that the system is old and we are trying to upgrade when the budget allows. Carl has been working with the landscaping people to check the timing clocks on the sprinkling system in order to be able to water more efficiently. There are approximately 10 clocks that need to be replaced at a cost of \$400 each. This will be done in the spring.

Carl reviewed outstanding dues and deck payments.

Carol made a MOTION to approve the financials; Zoe SECONDED. The Financials were unanimously APPROVED.

VII. REPORTS OF OFFICERS

a. President's report

Larry reported that a new law recently signed by the California Governor is the model for a Colorado law introduced by Rep. Morgan Carroll in the Colorado House of Representatives (Bill #081135). This law was approved by the House and then forwarded on to the Senate. Go to www.hindmansanchez.com for specifics on this Bill.

b. Property Manager's report

The Property Manager's Phone Log was reviewed.

Carl checked into the costs for having recycle bins on the premises. Town and Country charges \$20 per month for each 96 gallon bin. The Board would like to have two bins (one for paper and one for everything else) located by each of the three dumpsters on the east side of Centennial. The Board thanked Carl for taking care of this.

ACTION: Carl will check further into this and also see if larger bins are available.

VIII. OLD BUSINESS

There was no old business to discuss.

IX. NEW BUSINESS (cont'd)

b. Election of Officers

New Officers were elected as follows:

President – Larry Nelson

Maria made a MOTION to elect Larry as President; Carol seconded. The Motion was unanimously APPROVED.

Vice President – Carol Creech

Maria made a MOTION to elect Carol as Vice President; Larry seconded. The Motion was unanimously APPROVED.

Treasurer – Zoe Katsulos

Maria made a MOTION to elect Zoe as Treasurer; Carol seconded. The Motion was unanimously APPROVED.

Secretary – Dianne Bernier

Larry made a MOTION to elect Dianne as Secretary; Zoe seconded. The Motion was unanimously APPROVED.

X. NEXT MEETING DATE AND PLACE

The next meeting of the Board will be held on Wednesday, 27 February 2008 at the home of Carol Creech located at 1536 Harrison Court, Louisville, at 7:00 p.m.

XI. ADJOURNMENT

The meeting adjourned at 9:10pm.

- End of Minutes -