

# MINUTES OF THE HUNTERS RIDGE TOWNHOUSE ASSOCIATION

## BOARD MEETING

WEDNESDAY, 23 JULY 2008

### I. CALL TO ORDER

The meeting of the Hunters Ridge Townhouse Association was called to order at 7:09pm at the home of Dianne Bernier. 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.

### II. ESTABLISH A QUORUM

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

### III. APPROVAL OF MINUTES

Minutes of the 25 June 2008 Board meeting were reviewed by Board members. A MOTION was made by Maria and SECONDED by Zoe to accept the Minutes. The Minutes were unanimously APPROVED.

### IV. OWNERS FORUM

Larry reported that one of the residents complained about a hammock strung between some trees and a loose dog.

**ACTION:** Carl will notify the tenant by mail and mentioned that if a tenant wants to protest a fine, he/she can attend a Board meeting.

There was further discussion about loose dogs and the fact that some people were not picking up after them.

**ACTION:** Carl will install two additional plastic bag holders on poles in the area for residents to use for picking up after their animals. The cost will be \$35/holder.

Zoe brought up a water issue. It seems a few people on the east end of the complex are being charged a minimal fee for water usage. Carl said it was unfortunate, but nothing could be done about it since this was how the builder set it up.

Carol commented that there are birds nesting in the peaks in front of her house.

**ACTION:** Carl will call pest control to take care of this.

## V. APPROVAL OF FINANCIALS

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

## VI. REPORTS OF OFFICERS

### *a. President's Report*

Nothing to report at this time.

### *b. Property Manager's Report*

The Property Manager's Phone Log was reviewed.

The Board discussed the matter of installing separate water meters for each unit. A possible management cost could be \$5/month per unit to obtain the readings and do the billings. Larry said he would prefer having a company handle this. A plumber would have to install an in-line meter per unit to record usage.

**ACTION:** Jim from Fair Energy will be invited to attend the August meeting to provide details and cost.

## VII. OLD BUSINESS

Carol and Dianne will try to work on putting together a newsletter which will include information on which items to recycle.

## VIII. NEW BUSINESS

No new business.

## IX. NEXT MEETING DATE AND PLACE

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

## X. ADJOURNMENT

The meeting adjourned at 9:08pm.

- End of Minutes -

