

MINUTES OF THE HUNTERS RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

WEDNESDAY, 25 JUNE 2008

I. CALL TO ORDER

The meeting of the Hunters Ridge Townhouse Association was called to order at 7:00pm at the home of Larry Nelson. 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. NEW BUSINESS

Billy Zevin, Territory Manager for Waste Connections of Colorado, Inc. was invited to discuss recycling. The Board had several items to review with Billy; in particular, having signs placed on the recycle bins for clearer identification. It is also important to be able to identify which items can and cannot be recycled. Billy has a list of those items.

ACTION: Billy will see that big decals are placed on all sides of the recycle containers; he will e-mail to Larry a list of items that can and cannot go in the bins for recycling.

ACTION: Carol will get the list copied, and she and Dianne will distribute the flyer to each resident.

IV. APPROVAL OF MINUTES

Minutes of the 28 May 2008 Board meeting were reviewed by Board members. A **MOTION** was made by Maria and **SECONDED** by Carol to accept the Minutes. The Minutes were unanimously **APPROVED**.

Dianne suggested that Action Items from the previous meeting Minutes be reviewed for a status update. Carl suggested this be done during discussion of Old Business.

V. OWNERS FORUM

Maria asked if Mark at Blue Mountain Landscaping ever got back to Carl regarding the watering problem of the bushes in front of her house.

ACTION: Carl will contact Blue Mountain.

Maria also noted that one of the upper floor boards on her back deck is curling and wanted to make the Board aware of this in case it turns out to be a future problem.

ACTION: Larry will look at the curling deck board.

Zoe reported that the common area east of the complex is not getting watered and the grass is turning brown. Zoe also noted that the concrete still needs to be picked up by Units 202 and 204.

ACTION: Carl will check into both concerns.

Carol brought up several items including the red ants problem on outside steps and sidewalks in the complex. Some people have been spraying them with chemicals which concerns Zoe. It was suggested that a soapy water mixture could be used and that this information should be put in our next Newsletter. Carol has a tree hanging over her back deck which needs to be cut away when bushes are trimmed. There is also a tree in the 200 block which has branches hanging over the sidewalk.

ACTION: Carl will notify the landscapers to take care of the trees.

VI. APPROVAL OF FINANCIALS

Larry would like to get competitive bids on our home insurance for next year. The roofs used to be totally covered for damage, but now the insurance company charges a 2% deductible for wind/hail damage

ACTION: Larry asked Carl to start the process on this in August for the renewal in January 2009.

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

VII. 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.

VIII. OLD BUSINESS

The Action Items in the Minutes of 28 May 2008 were reviewed, and Carl will follow-up on any items not completed.

IX. NEW BUSINESS

The Board was reminded that there will be another walkabout on Sunday, 20 July at 4pm, Please meet at the Bulletin Board at the corner of Centennial and Pheasant Run. This time the Board will be looking at the area outside the fence on South Boulder Road and also looking at the backyards to see what repairs may be needed.

Two residents submitted proposals to the Architectural Committee regarding radon mitigation work on their properties. The proposals were APPROVED as submitted.

Carol would like to replace the existing Bulletin Board at the corner of Centennial and Pheasant Run. She feels this is a good place for the residents to go for information on the community.

ACTION: Carol will look into replacing the old bulletin board and report back at the July meeting, providing cost and photos of possible replacements.

X. NEXT MEETING DATE AND PLACE

The next meeting of the Board will be held on Wednesday, 23 July 2008, at the home of Dianne Bernier, located at 297 Pheasant Run, Louisville, at 7:00pm.

XI. ADJOURNMENT

The meeting adjourned at 8:55pm.

- End of Minutes -