

MINUTES OF THE HUNTERS RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

WEDNESDAY, 26 MARCH 2008

I. CALL TO ORDER

The meeting of the Hunters Ridge Townhouse Association was called to order at 7:03pm at the home of Dianne Bernier. 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 27 February 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.

IV. OWNERS FORUM

Maria asked for clarification regarding the number of Board Members we could have. Larry responded that we could have five (5) members. Maria also asked how Board members are elected; Larry explained the process.

Maria also asked how many meetings a Board Member could miss before being asked to resign from the Board. Generally, if a Board Member misses three (3) consecutive meetings, they no longer can serve as a Board Member. However, if a person needs to be absent from a meeting due to work-related activities, they can verbally request an absence for a particular meeting. If too many meetings are missed, it is at the Board's discretion to ask that person to resign.

Maria asked about the bulbs used in the street lights in the complex and whether we could use LED bulbs. Carl said that in order to use LED bulbs, the fixtures would have to be changed out.

Dianne wondered when and how often the recycle bins are emptied. Carl said that the bins are emptied every Thursday.

Larry inquired about having a fence around the recycle bins on the west end of the complex since these are located on a hill. Carl suggested some type of hook and chain be used to prevent the bins from blowing down.

Carol noted that the bulletin board on the corner of Centennial and Pheasant Run needs to be refurbished. Also, some of the mail boxes are rusted out and need painting.

ACTION: Carl will call the Post Office about upkeep.

It was noted that some homeowners need to be reminded that firewood can only be stored on the back decks; air-conditioning units need to be removed from the front windows during the winter months; and cars cannot be left in the areas reserved for visitor parking for more than two weeks.

ACTION: Carl will check on these matters.

V. APPROVAL OF FINANCIALS

Carl reviewed outstanding dues and deck payments.

Carl reported that the credit line for the decks has been reduced by \$13,000, and suggested we make another \$6,000 payment. A MOTION was made by Carol and SECONDED by Dianne that we reduce the credit line by another \$6,000. The MOTION was unanimously APPROVED.

Larry asked about status of the installation of the sprinkler timers. Carl said they would all be installed by the time the sprinkler system is turned on.

There was some discussion about “dry line pasture grass” in several areas of the complex. Carl said that in order to rid the complex of this grass, two applications of Roundup should be used, once in the Spring and again in the Fall. However, since this would leave large brown areas of dead grass during the summer months, Maria preferred that this be done in the Fall.

ACTION: Carl will check with the landscaping company on how to take care of this.

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

VI. REPORTS OF OFFICERS

a. President's Report

Larry reported that the landscapers have started trimming the bushes.

b. Property Manager's Report

The Property Manager's Phone Log was reviewed.

VII. OLD BUSINESS

There was no old business to discuss.

VIII. NEW BUSINESS

There was no new business to discuss.

IX. NEXT MEETING DATE AND PLACE

The next meeting of the Board will be held on Wednesday, 23 April 2008, at the home of Maria Harper, located at 295 Pheasant Run, Louisville, at 7:00pm.

X. ADJOURNMENT

The meeting adjourned at 8:40pm.

- End of Minutes -