

# MINUTES OF THE HUNTERS RIDGE TOWNHOUSE ASSOCIATION

## BOARD MEETING

WEDNESDAY, 28 MAY 2008

### I. CALL TO ORDER

The meeting of the Hunters Ridge Townhouse Association was called to order at 7:00pm at the home of Zoe Katsulos. Those Board members in attendance were: Larry Nelson, President, Dianne Bernier, Secretary, Zoe Katsulos, Treasurer, 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. NEW BUSINESS

Mark Santi from Blue Mountain Landscaping attended the meeting. Board members raised questions at the previous meeting regarding the safety of the herbicides and fertilizer applied to the grass several times each year. Mark reviewed the chemicals used and said that he flags the area making people aware that the chemicals have been applied. He also said that he staggers the application doing the East side of Centennial and then the West side, allowing at least two days in-between, so that the children have a place to play and people can walk their dogs. He suggested that everyone should stay off the grass for 24 hours after application.

**ACTION:** Include information in next Newsletter regarding restrictions when chemicals are applied.

### IV. APPROVAL OF MINUTES

Minutes of the 23 April 2008 Board meeting were reviewed by Board members. A MOTION was made by Zoe and SECONDED by Dianne to accept the Minutes with a few minor corrections. The Minutes were unanimously APPROVED.

### V. OWNERS FORUM

Zoe continued the discussion regarding the application of chemicals on the grass. She wondered if two instead of three applications could be done. Carl and Larry pointed out that if that is done, the grass will need to be watered a lot more often which will not be cost effective. Water is the Association's biggest expense. The application of chemicals is necessary to rid the area of weeds, dandelions, etc. and, in general, to keep the grass

healthy. Carl said he did not know of anyone that applied fewer applications, including city parks.

**ACTION:** Carl was asked to check into what Boulder does in their public areas.

There was also some discussion about properly marking the recycle bins with magnetic signs showing the bins are to be used for co-mingled materials, and informing tenants on what can and cannot be placed in the recycle bins, including breaking down cardboard boxes.

**ACTION:** Carl will check with Waste Connections to see if they can provide the above-mentioned signs and whether they can also provide a list of what can and cannot be recycled.

**ACTION:** Carl will ask a representative from Waste Management to attend the next Board meeting. Larry noted that recently the recycle bins had not been picked up for three consecutive weeks.

## VI. APPROVAL OF FINANCIALS

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

## VII. REPORTS OF OFFICERS

### *a. President's Report*

Larry reported that there were two disabled cars that needed to be towed if not moved within the stated time given to the owners.

**ACTION:** Carl will get the vehicles towed if owners do not comply with the warning.

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

The Property Manager's Phone Log was reviewed.

B&M will be coming within the next week to replace roof tiles lost in a recent windstorm on Building A.

## VIII. OLD BUSINESS

Members of the Board did a property walkabout looking at the front areas of all the buildings and created a list of needed repairs.

**ACTION:** Carl will get estimates and see that these repairs are taken care of as the budget allows.

Maria asked Carl if he was able to contact the Post Office regarding the painting of mailboxes. Carl had not received a call-back.

**ACTION:** Carl will contact the Post Office again.

The issue of the Bulletin Board was reviewed. Carol, at the previous meeting, said that the Board should be painted and the sliding glass doors replaced. Larry mentioned that the two posts most likely need to be replaced as well.

**ACTION:** Finalize at the next Board meeting what repairs the budget will allow to make the Bulletin Board functional.

#### IX. NEW BUSINESS

The Board set a date of 20 July at 4pm to conduct another walkabout, this time looking at the area outside the fence on South Boulder Road and also looking at the backyards to see what repairs may be needed.

#### X. NEXT MEETING DATE AND PLACE

The next meeting of the Board will be held on Wednesday, 25 June 2008, at the home of Larry Nelson, located at 301 Pheasant Run, Louisville, at 7:00pm.

#### XI. ADJOURNMENT

The meeting adjourned at 9:15pm.

- End of Minutes -