

MINUTES OF THE HUNTERS RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

WEDNESDAY, 22 OCTOBER 2008

I. CALL TO ORDER

The meeting of the Hunters Ridge Townhouse Association was called to order at 7:04pm at the home of Maria Harper. Those Board members in attendance were: Larry Nelson, President, Carol Creech, Vice President, Zoe Katsulos, Treasurer, Maria Harper, Director, and Carl Weakland, Property Manager. Absent: Dianne Bernier, Secretary

II. ESTABLISH A QUORUM

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

III. APPROVAL OF MINUTES

Minutes of the 24 September 2008 Board meeting were reviewed by Board members. With a few minor changes, a MOTION was made by Zoe and SECONDED by Maria to accept the Minutes. The Minutes were unanimously APPROVED

IV. OWNERS AND RESIDENTS FORUM

Homeowners Brian Golden and Chris Golden attended the monthly meeting to express concern about the pruning of a tree adjacent to Hunter's Ridge property and the interaction with Chris Golden by the property manager. Owner Linda Shea also attended and spoke. Review and discussion will continue at future meeting.

Carol and Dianne did a property walk through and noted items that need attention. A list of findings was delivered to all board members. List will be reviewed and discussed at future meeting.

V. APPROVAL OF FINANCIALS

The 2009 budget was approved.

After reviewing the financials, Carol made a MOTION to approve the financials and Maria SECONDED. The Financials were unanimously APPROVED.

REPORTS OF OFFICERS

a. President's Report

Larry decided to forego a president's report due to time constraints.

b. Property Manager's Report

The Property Manager's Phone Log was not provided, will be reviewed at a later date.

ACTION: Carl was requested to note date and time of all calls and include emails with the phone log. Acknowledgement calls were recommended.

VI. OLD BUSINESS

Zoe asked about the stickers that were to be provided by the recycling company to prevent cross contamination in the recycle bins.

ACTION: Carl said he would follow up

Zoe asked about the dog waste bag units that were supposed to be installed near the common area on the east side and at the north end of the complex.

ACTION: Carl said he would acquire them and have them installed.

The trash bin at the North End was replaced. The Recycle bin still needs to have the cover replaced.

VII. NEW BUSINESS

Annual meeting announcement will be sent to all homeowners. A copy of the 2009 budget will be included.

Carol talked about plans for an upcoming newsletter

Zoe inquired about specifications of grade and quality of paint used on the complex.

ACTION: Carl said he would follow up

VIII. NEXT MEETING DATE AND PLACE

The next meeting of the Board will be held on Thursday, 13 November 2008, at the Louisville Recreation Center. Board meeting will be held 6pm – 7pm and the annual homeowner's meeting will be held 7pm – 9pm.

IX. ADJOURNMENT

The meeting adjourned at 9:15pm.

- End of Minutes -