

Minutes for Hunter's Ridge Townhome Association

August 8, 2009

Date and Time: 6:02 pm
Location: Panera Bread

Attendees

- Present
 - Dianne Bernier, Carol Creech, Zoe Katzulos
 - Owner: Leor
- Not Present
 - Larry and Marie

Owner's Forum

- Zoe recommends not rolling up the newsletters she thought it was an advertisement may want to look into emails
- 107 & 109 the bushes are still over the sidewalk and need to be severely trimmed back, let the residents know beforehand it will be done and that it will look bad
- 315 is for sale and has a sign and is requesting being allowed to have a sign in the grass out front, *no, it has one on the balcony backing up to Centennial*
- Tenant with the SAAB has moved out
- Larry sent copy of the senate bill re the fine
- Carol wondered about getting a company to clean windows, *doing that on a large scale is really difficult to do*

Minutes

Dianne moved to approve with the revisions Larry made, Zoe 2nd. The minutes are approved with Larry's revisions

Financials

Zoe moved, Carol 2nd approved as presented

Old business

- Benches, Carol and Zoe have looked around Leor suggested Craig's List - Carol will pick up two benches from Big Lots that Zoe found.
- All info to be in packets, not emailed.
- Weeds need to be taken care of have Landscaper come out and take care of them.
- Remove the suckers from the tree.
- Find out when the fall trimming is.
- Carol would like to do Board walk through a couple of times a year. There are several windows that need to be replaced and so on.
- The sample mail boxes have been painted, the one by Larry is black and the one by Dianne is beige.
- Leor called about the gravel, he said it was promptly removed.
- Leor and Zoe have been working on the Social - discussed having beer at the party is it too much liability? Have a reminder and Zoe will put them on the mail boxes, Carol can laminate it against the weather.
 - Food - Carol getting pretzels, watermelon, lemonade and chips
 - Zoe talked to Pudge Bros they will sell pizza for \$1.00 per slice
 - Dianne would rather use some of the board money to purchase pizza rather than charge for it
 - Will need trash cans, tubs with ice, and tables
 - Start setting up by 3:30pm
 - Leor's company will supply bottled water, Frisbees, and small fans
- Via email, Larry asked to be sure the budget is going to be reviewed and making sure the roof replacement costs are in the budget.

New Business

- None

Pres Report

- Remind painter to leave paint for the doors that is not solid

Manager Report

- Carl presented the call logs for the last two months.
- No items to report other than have to hold off paying a few items due to cash flow and the paving.
- Carl asked the Board to go through the budget and have proposals at least one week prior to the budget meeting. Remember, to do two roofs will run \$42,000.00.
- Unpaid amount owed is down this month.

Adjourned

- 7:23pm

Next Meeting

- Date and Time: Sept 8, 2009
- Location: Panera

Submitted by:

Laura Weakland