

MINUTES OF THE HUNTER'S RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

TUESDAY, 10 FEBRUARY 2009

I. CALL TO ORDER

The meeting of the Hunter's Ridge Townhouse Association was called to order at 6:02pm at the home of Maria Harper. 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. APPROVAL OF MINUTES

Minutes of the 13 January 2009 Board meeting were reviewed. The Minutes were amended with several minor corrections. A MOTION was made by Zoe and SECONDED by Maria to accept the Minutes as amended. The Minutes were unanimously APPROVED.

IV. OWNERS' AND RESIDENTS' FORUM

Homeowners Chris and Brian Golden attended the meeting to discuss their participation on the Architecture Committee. Larry stated that there is no Architecture Committee and that the Board usually handles such matters when they arise, which is not all that often.

Brian felt that landscaping could fall under the responsibilities of such a committee. Zoe mentioned that when a homeowner/renter wants to plant flowers in front of a unit, they could go to this committee for direction

Brian would like to review landscaping needs, talk to homeowners, and prepare a report to the Board.

A MOTION was made by Dianne and SECONDED by Zoe to create an Aesthetics Committee. The vote to create the Aesthetics Committee was unanimous in favor of the motion.

The Board will create a Charge for the Committee. The Committee will be made up of at least four people. Interested parties should notify the Board of their willingness to participate. Once the Committee is in place, the board will select a chairperson who will report back to the Board. Besides landscaping needs, several other issues were noted for this Committee to look into: front door window replacement, people cleaning up after pets, no storage on porches, trash should be placed in dumpsters and people need to call number posted on dumpsters to pick up large items.

Carl reported that he has arranged for larger recycle bins to be placed on the east side of Centennial and additional normal sized containers on the west side.

Dianne noted several items that need attention: broken blinds in some units; tree limbs lying around our complex since last fall need to be removed; roof shingles from latest windstorm need to be picked up; broken water meter on north end of complex is broken.

Maria asked about some of the broken newspaper bins on the corner of South Boulder Road and Centennial. It was suggested she call the appropriate people to have them removed or replaced.

V. APPROVAL OF FINANCIALS

In reviewing expenditures, Zoe asked if it was possible to get some other options for our pest control problem as the charges from Pestrute seemed high. Carl felt the charges were comparable to other companies.

Larry asked that instead of waiting until close to the end of the year to review our options for renewing our HOA insurance, we start looking several months out and suggested to Carl that he might consider using an insurance broker to help in our decision-making. Maria said she would be willing to create a calendar noting when contracts are up for renewal and scheduling them several months out so that we have time to receive bids and make good decisions. She asked Carl to supply her with the information.

After reviewing the Financials, a MOTION was made by Dianne and SECONDED by Zoe to approve the financials. The Financials were unanimously APPROVED.

VI. REPORTS OF OFFICERS

a. President's Report

Larry produced for the Board the Certificate of Liability Insurance which shows that Carl is insured as our property manager.

b. Property Manager's Report

Ownership of the fence on Centennial and running west which separates the single family houses from our complex (which blew down in late December) was discussed. It has yet to be determined who owns the fence. The cost to replace it will be approximately \$2,300. Larry asked that the broken fence be removed.

ACTION: Carl will check with our attorney regarding adverse possession and the fence ownership.

VII. OLD BUSINESS

Zoe noted that there was a lot of residue from the ice melt used on the walkways and wondered how safe it is for pets and kids. She will look into getting some information about this and will pass it on to Carl.

Carl passed out a chart showing the number of hits on the Association's Website.

Zoe asked about the quality of paint used on the outside of the buildings and the cycle for painting. Generally the buildings are painted every five years, and the paint used is Anchor. Carl felt this was a good paint. Zoe suggested we start early enough to discuss in more detail the painting cycle.

ACTION: Carl to check with Wall2Wall regarding paint quality.

VIII. NEW BUSINESS

a. 2009 Landscape Contract

One bid was submitted by Colorado Turfgrass Specialists. The price and services remain the same as last year. It was suggested that "blowing off the grass from the back porches" be added to the contract. And we need to have a clause added stating that if the Association becomes unhappy with the company's work, they can be dismissed with appropriate notification.

A MOTION was made by Dianne and SECONDED by Maria to accept the contract from Colorado Turfgrass Specialists for 2009. The motion passed with Zoe abstaining.

IX. NEXT MEETING DATE AND PLACE

The next meeting will be held on Tuesday, 10 March 2009. The place is yet to be determined.

X. ADJOURNMENT

The meeting adjourned at 8:30pm.

- End of Minutes -