

MINUTES OF THE HUNTER'S RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

TUESDAY, 13 JANUARY 2009

I. CALL TO ORDER

The meeting of the Hunter's Ridge Townhouse Association was called to order at 7:04pm 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 13 November 2008 Board meeting were reviewed. The Minutes were amended with one minor correction. A MOTION was made to accept the Minutes as amended. The Minutes were unanimously APPROVED.

IV. OWNERS' AND RESIDENTS' FORUM

Homeowner Jay Edwards attended the meeting stating his concern regarding water leakage through the roof and into the wall in the upstairs bedroom resulting in staining on the wall as well as a possible mold problem. Jay provided photos of the damaged area. He felt that his calls to the Property Manager about this problem were not readily addressed and requested that the Board look into this.

After some discussion it was the recommendation of the Board that the roof problem be addressed first and then the moisture problem. Carl reported that the shingles on his building have deteriorated and the problem may be systematic of defaulted shingles. Since these shingles are no longer made, Carl will contact the roofing company and check into the warranty on replacement of the roof. Regarding the mold issue, Carl and Jay will contact some engineers regarding cost to do a mold inspection once it has been determined there is a mold issue.

Dianne noted blinds in the upstairs window of Unit 279 are broken and asked if that is something we can ask the owner to take care of. Also, Unit 110 needs to be notified again that all things stored on her front porch must only be stored at the rear of the townhouse.

It was also pointed out that we still need to get proper recycle signs put on the front of all the recycle bins.

ACTION: Larry will contact John Barsley to see if he can do this.

Carol would like to have the mailbox stands painted and volunteered to do this.

Carol also brought up the issue of replacing the Bulletin Board on the southwest corner of Centennial. The cost will be approximately \$300.

ACTION: Carl will contact Sam about putting in some metal posts.

Larry said the postman asked that snow not be pushed up against the mailboxes for easy access.

ACTION: Carl will contact the snow removal company.

Larry asked Carl if he would put a counter on the HOA website so the Board could see how many hits it is receiving. Carl will put security information on the home page.

Carl was also asked to provide a list to the Board Members of homeowners vs. renters.

Carol checked with the Post Office regarding bulk mailing prices in order to save the Association money on mailings. This is not something that fits our mailings.

V. APPROVAL OF FINANCIAL

Carl handed out a water consumption report for the Board to review. Some areas are using an increased amount of water. Carl will check the water meters to see if there is a possible problem.

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

VI. REPORTS OF OFFICERS

a. President's Report

Larry noted that the fence by the dumpster on the lower west side was damaged by the trash company. He will get in touch with them about this.

b. Property Manager's Report

The Property Manager's Contact Log was reviewed. One resident complained about squirrels getting into her attic. Carl will ask Sam to put screens on foundation vents.

VII. OLD BUSINESS

The matter of renewing our HOA insurance with another company was discussed at length. Our previous carrier was charging an additional 2% for roof repairs so before renewing with them, Carl was asked to gather rate and coverage information from several other companies. Carl distributed a Detailed Loss Report from November 2003 to November

2008 showing the types and numbers of repairs done during this period. The Board was UNANIMOUS in its vote to change insurance companies and selected American Family with a \$5,000 deductible.

ACTION: Carl will send out a letter to all homeowners advising them to be sure the Loss Assessment category on their individual personal property insurance is for at least \$5,000.

NEW BUSINESS

There was no new business to discuss at this time.

VIII. NEXT MEETING DATE AND PLACE

The next meeting will be held at Maria Harper's house (Unit 295) on Tuesday, 10 February, at 6pm.

IX. ADJOURNMENT

The meeting adjourned at 9:45pm.

- End of Minutes -