

MINUTES OF THE HUNTER'S RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

TUESDAY, July 14, 2009

CALL TO ORDER

Called to order at 6:07 p.m. at Panera Bread.

Board members in attendance were: Larry Nelson, Carol Creech, Dianne Bernier, Maria Harper and Zoe Katsulos

Carl Weakland and Laura Weakland with New Level Managers

ESTABLISH A QUORUM

All five Board Members were present; a quorum was established.

APPROVAL OF MINUTES

Minutes of the June 8, 2009 Board meeting were reviewed. The item #3 in the President's Report needs to be changed from "there a limit" to read "there is a limit". Carol moved to accept the Minutes as amended. Dianne seconded and the Minutes were unanimously approved as amended.

OWNERS' AND RESIDENTS' FORUM

1. There is a section of dead grass and a broken sprinkler head at 281.
2. Where is the cost for Laura doing the meeting minutes coming from? *It is coming from miscellaneous cost.*
3. Has all the rain saved any money on water? *Most of the water usage is from the residents, not the landscaping so there is not a significant savings.*
4. Can a onetime discount be given to Owners who install water restrictors in their units?
5. The unused news paper vending machines need to be removed from the Association.
6. Is the background of the entry sign painted? It has become faded, would be nice to have it painted if possible.
7. The new bulletin board looks good.
8. 334 has speakers mounted to the exterior of the unit. It also has a kiddie pool and several toys in the common area in front of the unit.
9. The SAAB on the west end of the Association is leaking oil that needs to be cleaned up.
10. There are several residents who are allowing dogs to run around the Association off leash and are not cleaning up after them.
11. An Owner protested the violation letter received regarding items on the front porch. *The board voted to remove the violation.*

APPROVAL OF FINANCIAL

After reviewing the Financials, Larry made a motion to approve the financials as presented. Dianne seconded and the motion. The financials were unanimously approved as presented.

REPORTS OF OFFICERS

President's Report

1. The painters are doing a nice job.
2. The bulletin board is in place and looks good.

Property Manager's Report

1. There is no phone log to present to the Board as there was no power at New Level Manager's office this afternoon.
2. The asphalt work is completed in the parking area by the east dumpster. The asphalt is 6" thick with the exception of the area around the dumpster which is 8" thick. The additional thickness will help reduce the amount of damage from the trash trucks.
3. The lawyer responded to the inquiry about the backflow valves the City sent a notice on, saying the Association will be required to have them installed. Carl finally heard back from the person at the City about the valves and it was decided installation will not be required. Carl requested a letter to this effect for the Associations records.

OLD BUSINESS

1. The news letter needs to go out.
2. Does the painting have to be done every five years or can it be spread out more to help reduce cost? *Paint has a limited amount of time it protects the buildings from the elements, 5 years is the recommended limit to ensure this protection. This is also when necessary repairs are made. Some repairs are undetectable until the paint crews begin their work.*
3. Roof repairs have been made were on several different buildings as reported by residents when it rained.
4. Is there any way to reduce the sprinkler repair costs? *The system is old and requires frequent repairs.*
5. A deposit of \$9,000.00 was given to Asphalt Specialists for the work on the parking area leaving a balance of \$18,000.00 to be paid in August.
6. The fence repair along South Boulder Rd came to \$4,000.00, a request will be made to the City for reimbursement of the cost as the damage was caused by a snow plow.

NEW BUSINESS

1. Look at doing a budget for 5 years instead of one to plan for the expense of necessary items such as roof replacement and additional asphalt work.

NEXT MEETING DATE AND PLACE

The next meeting will be held at Panera Bread on Tuesday, August 11, 2009 at 6 pm.

ADJOURNMENT

The meeting adjourned at 8:10 p. m.