

MINUTES OF THE HUNTER'S RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

TUESDAY, June 9, 2009

CALL TO ORDER

Called to order at 6:06 pm at Panera Bread.

Board members in attendance were: Larry Nelson, Carol Creech, Dianne Bernier, Maria Harper Carl Weakland and Laura Weakland with New Level Managers

ESTABLISH A QUORUM

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

APPROVAL OF MINUTES

Minutes of the May 26, 2009 Board meeting were reviewed. The Minutes were amended with two minor changes. Marie moved to accept the Minutes as amended. Dianne seconded and the Minutes were unanimously approved.

OWNERS' AND RESIDENTS' FORUM

1. The spring snow damaged a tree on the West end of the Association. The tree was removed and the resident near the area is wondering about a replacement. Maria moved to replace the tree Dianne seconded the motion. The motion was approved.
2. Removal of the Russian Olive on the West end of the Association will cost \$450.00 to remove. Dianne moved to remove the Russian Olive and replace it with a different tree. Carol seconded the motion. The motion was approved
3. There is a broken sprinkler head near 281.
4. The For Rent sign by 296 needs to be put onto the porch not in the common area.
5. The dirt around the new trees needs to be flattened out where the water wells were.
6. A broken bird bath is still in front of unit 101 and needs to be removed along with the tree branches along the West side of the house.
7. The pedestals for the mail boxes are in need of paint. Painting them black was suggested and rather than paint them all the mailbox on the West side will be the test to see if it will look alright before going to the expense of painting them all.
8. There are several units with toys and general clutter in their areas that need to be cleaned up.
9. There is a strip of metal on the roof over 405 at an angle. It is likely there to guide water away from the edge of the roof toward the gutter.
10. One unit is having trouble with a roof leak that does not seem to be getting fixed. The roofers have gone out several times thinking they had found the problem only to have it back the time it rained. Laura talked to the Owner and tenants to see if the drywall needed to come out so the area could dry out while we make sure the leak is fixed, the tenants said it is not that bad. Laura explained the drywall will be fixed once it is certain the leak is fixed.
11. There is a dead evergreen bush in front of 275, the Owner would like it removed. Also, the tree stakes need to be removed West of 299.

APPROVAL OF FINANCIAL

After reviewing the Financials, Larry made a motion to approve the financials as presented. Carol seconded and the motion was approved.

REPORTS OF OFFICERS

President's Report

1. Carol will send the notes she and Dianne took while going through the Association. They counted 82 doors needing to replace the windows to match the rest of the Association.
2. Many of the downspouts have a hinge pin on them so they can be lifted when the mowers are there. These hinges are causing the gutters to clog as the debris gets stuck on the hinge and continues to build. The downspouts are also ripping at these hinges. These should be removed and replaced with a solid angle going to the concrete drains under them. The drains should be checked to be sure they are tipped properly for the water to drain away from the foundation.
3. There are some residents who have a large number of pets in a single unit. Carol emailed the City and was told there is a limit of four (4) pets total allowed at any residence within the City limits. Owners will need to be notified of the limit.
4. Sam has the bulletin board to install. It will be mounted on black metal posts on the West side of the main entrance by the spruce tree.
5. Some of the gutters are not the same color, why is that? They are likely ones that have been replaced since the building was painted.
6. The building numbers do not match from building to building.
7. Could something be done to make the water meter stands more attractive?
8. There is a dead tree near 168 in the open area. Replacement of the tree will depend on the budget.

Property Manager's Report

1. Carl handed out the call logs for April and May.
2. A bid for the cost of replacing the roofs of two buildings was received from B & M Roofing, it will be \$41,628. Roof replacements will be worked into next year's budget. It is hoped to do two buildings each year. It may be necessary to do a special assessment.
3. The carpentry has begun on the next two buildings to be painted.
4. An Owner who is behind on dues asked for a second time to have the late fees and violation fines removed. The Board again says no, they will not be removed.
5. Carl still has not heard back from the City regarding the backflow preventers. Carl is authorized to contact the attorney to see if they have any answers.

OLD BUSINESS

1. An Owner asked to have some violations removed from their file. The request was tabled until July when Carl will bring a copy of the violations for review. The board would like a list of all violations sent each month.
2. When is the spring cleanup to be done by the landscapers? There is debris building up that needs to be removed from the street gutters and trash areas.

NEW BUSINESS

There was no new business to discuss at this time.

NEXT MEETING DATE AND PLACE

The next meeting will be held at Panera Bread on Tuesday, July 14, 2009 at 6 pm.

ADJOURNMENT

The meeting adjourned at 8:50 p. m.