

MINUTES OF THE HUNTER'S RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

TUESDAY, 10 MARCH 2009

I. CALL TO ORDER

The meeting of the Hunter's Ridge Townhouse Association was called to order at 6:00pm at Huckleberry's Restaurant in downtown Louisville. 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 10 February 2009 Board meeting were reviewed. A MOTION was made by Maria and SECONDED by Larry to accept the Minutes. The Minutes were unanimously APPROVED.

IV. OWNERS' AND RESIDENTS' FORUM

Dianne reported that the fence behind Unit 132 is partially down and needs to be repaired. Also, a white plastic table and two chairs outside Unit 263 needs to be moved to the back porch of that unit.

ACTION: Carl will take care of the above.

V. APPROVAL OF FINANCIALS

Carl suggested we move \$10,000 from our General Account to pay towards the principal on our deck loan. He also asked that \$2,500 be transferred into our money market from our General Account in order to pay the interest on our loan for the next three months.

A MOTION was made by Larry and SECONDED by Dianne to pay \$10,000 toward the principal on our deck loan. The MOTION was APPROVED.

Zoe would like to revisit in June/July the question of whether we should pay off the deck loan in the next few years or look at other options.

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

VI. REPORTS OF OFFICERS

a. President's Report

There was discussion regarding membership on the Aesthetics Committee. Larry informed the Board that he has at least two people that might be interested in serving.

ACTION: Larry will contact Brian Golden to inform him that the Board is proceeding with this Committee and that he and Chris are now Committee members. Larry will also confirm with the people he talked to and see if they are still interested in serving. Larry will then send an email to the Committee members and copy the Board informing them they can move ahead.

The leaking roof at Jay Edwards house was discussed. After inspection of the roof and area, it was determined that the leak was not because of loose shingles but because of the ducting not reaching the vents on the roof and condensation from the bathroom was coming back into the house.

The HOA has received a \$2300 payment from the manufacturer of the shingles to replace the roofs on the two buildings.

b. Property Manager's Report

The Property Manager's Contact Log was reviewed.

VII. OLD BUSINESS

a. Replace or Repair Fence

Considerable discussion took place on this subject. Zoe wondered whether the boards were worth saving and only replace the posts. Carl did not think the damage on the bottom of the boards was worth salvaging. There are 12 sections (12 posts at \$125/per post) that need to be replaced. It would be more cost effective to replace the entire section of the fence. Larry said that having the fence helps keep the coyotes out of the complex. Carl surveyed the property and found that at least 25 additional posts are rotten and will need to be replaced around South Boulder Road and behind Zoe's building. There is still a question of who is responsible for repairing the fence and shoveling the sidewalks along South Boulder Road, the City of Louisville or the HOA.

A MOTION was made by Larry and SECONDED by Maria to replace the fence running from Centennial and west next to Larry's building and behind the houses on Hawthorne. The MOTION was CARRIED with one ABSENTION by Zoe.

ACTION: Dianne will take a copy of the Development Plan to the Louisville County Office to try and determine who the fence and sidewalk belong to that runs along South Boulder Road. She will report back to the Board at its next meeting.

VIII. NEW BUSINESS

Zoe found three kinds of safe ice melt and pesticides that the landscapers could use in our complex and asked requested that Carl check with the landscapers to see what they are using.

ACTION: Zoe will email the Board with more information on safe ice melt. Carl will check with Colorado Turfgrass.

IX. NEXT MEETING DATE AND PLACE

The next meeting will be held at Carol Creech's house, 1536 Harrison Court, Louisville, on Tuesday, 14 April, at 6pm.

X. ADJOURNMENT

The meeting adjourned at 7:45pm.

- End of Minutes -