

Hunter's Ridge HOA  
Board Meeting  
November 12, 2009  
Crown Room of Louisville Recreation Center

Present: Board: Larry Nelson, Carol Creech, Dianne Bernier  
Manager: Carl Weakland

The meeting was called to order at 6:04 p.m. and a quorum was established.

### **FINANCIALS**

The cash on hand has improved over the last two months. There was a review of reserve amounts and payments against the loan for decks. Larry moved that the financials be accepted as presented. Second: Dianne. Financials were unanimously approved.

### **PRESIDENT'S REPORT**

Carol stated that she would like to continue to be on the Board but not in the capacity of President. Leor Manelis has indicated he would be interested in serving on the Board. The Board reviewed the member's terms of service. Carol noted Maria was quite upset after the last Board meeting because of the contentious nature of the meeting taking place.

### **MANAGER'S REPORT**

Homeowner issues such as water from gutter over porch causing ice buildup and snoring vs. loud music complaints were discussed.

Violation list: Letters have been sent for removal of air conditioning units and items on porches. (The question arose whether shovels should be allowed). There was a request from the Board that the level of notification be included on the report.

### **Overdue Accounts:**

Delinquencies are not up significantly from last month. Two delinquent Owners have been in contact with our legal counsel. One has already set up a payment plan and the other is in the process of setting up a payment plan.

Foreclosure: Mortgage company has paid the super lien so they are released from the foreclosure proceeding. The legal process is moving toward a Sheriff sale.

### **FINANCIALS**

Currently, \$44,000 has been paid against loan debt for decks.

Bids for cleaning gutters were compared. Larry suggested Sierra Gutters be contacted to perform service with modifications included. He put it in the form of a motion. Second: Dianne Unanimous vote of approval.

Mud jacking: There are tripping hazards that need attention. Should mud jacking be done now or postponed until next year? The Board will discuss and settle the question by email.

### **NEXT MEETING**

The date was set for 6:00 pm on January 12 at Panera Bread.

Meeting adjourned at 6:53.