

MINUTES OF THE HUNTER'S RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

TUESDAY, October 12, 2009

CALL TO ORDER

Called to order at 6:02 pm at the Blue Parrot.

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

One additional Home Owner was present: Leor Manelis, unit 212.

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

After reviewing the September 2009 minutes the following correction needs to be made to read "the minutes for the August 2009 meeting were approved" Larry moved to approve the September minutes with the corrections, Maria seconded the motion. The minutes were approved as corrected.

OWNERS' AND RESIDENTS' FORUM

1. The white SAAB is back and still leaking oil.
2. The landscape edging on the west end of the neighborhood needs to be replaced. *This is not part of the landscape contract so will be an additional expense that will need to go into the Budget.*
3. Is it possible to use organic lawn care and pest control products? *It has been researched and found to be too expensive to implement.*
4. Zoe does not feel the flowerbeds were properly weeded and would like to see if Colorado Turf Grass will negotiate to replace some of the edging for weeding that wasn't done. *Carl will ask.*
5. Look into doing the aeration every other year rather than every year.
6. Is the product used to remove the ice a pet safe product?
7. A winter news letter should go out with information on snow removal and the amounts of snow that trigger it.
8. Should an ice melt product be delivered to units with North facing units again? *Dianne moved to use the money not used on asphalt repairs to have ice melt delivered to each unit with units sharing a common walk getting a single container for both units, Larry seconded the motion. The motion was approved.*

APPROVAL OF FINANCIALS

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

REPORTS OF OFFICERS

President's Report

There is nothing to report

Property Manager's Report

1. A list of warning violations that have been sent was handed out.
2. The call log was handed out.
3. Unpaid dues are down by \$750.00

4. An owner who is in arrears would like the Board to consider allowing her to make payments. *As it has been turned over to the attorney the board insists she talk with the attorney.*

NEW BUSINESS

The mud jacking bid to fix the trip hazards on the sidewalks came in at \$8145.00. Because it is over the limit set by the Board, Zoe wants two more bids for the work. The mud jacking was tabled awaiting other bids.

All other business was tabled so the Budget could be discussed.

Budget discussion ensued.

1. .

The Board approved the proposed budget. One Board member abstained.

NEXT MEETING DATE AND PLACE

The next meeting will be held at the Louisville Recreation Center on Thursday, November 12, 2009 at 6 pm with the Annual meeting following the Board meeting.

ADJOURNMENT

The meeting adjourned at 8:27 p. m.