

MINUTES OF THE HUNTER'S RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

TUESDAY, September 8, 2009

CALL TO ORDER

Called to order at 6:09 pm at Panera Bread.

Board members in attendance were: Larry Nelson, Carol Creech, Dianne Bernier, and 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

The Minutes for August 2009 were approved.

OWNERS' AND RESIDENTS' FORUM

1. An Owner is having her radon reviewed and will present a proposal for all changes/repairs to the board for approval.
2. The pfitzers at 295 are dying, she asked Carl to take a look at them, along the deck and underneath the front are the worst areas.
3. Have a painter look at the entry sign and see what could be done. Does the sign belong to the HOA as it is for the whole area? Carol will email the city and get an answer.
4. When will the mail boxes stanchions be painted? Sam has not given a date of when they will be painted
5. There is still a table on the front porch of 238.
6. Have the trash driver remove the pillows from under the dumpster on the south side
7. Larry says the original style front screen/storm door is available by special order at Lowe's

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. The social was a success; about 40 – 50 people attended. There were many people who thanked the Board for the Social. Maria suggests name tags for the board and sign in sheets for those who attend. More of the Board needs to help out with the next time. Have a planning committee and outline who is doing what. Carol is going to send pictures to Laura to go on the web site
2. The HOA has Neighborhood Watch signs but no committee, with the vandalism and even some theft in the area it would be nice to get a committee together and get the Residents involved in the program again.

Property Manager's Report

1. Delinquencies are up. Added legal fees have contributed to the increase
2. Dianne has revisions to the snow contract - we don't have driveways, or dirt roads, and should read "snow" not "sow". The contract is a general one they use for all customers.
 - a. Trigger depth is 1" on the north facing 3" everywhere else.
 - b. Dianne would like to see costs for other companies in the future. Dianne made a motion to get bids next year for the sake of comparison. Carol 2nd the motion. The motion was approved.

NEW BUSINESS

Discussion was held on the budget for 2010. The Board is going to meet before the meeting in October to work on the budget so it will be complete to send out with the Annual Meeting notice for a vote of the owners at the Annual Meeting.

NEXT MEETING DATE AND PLACE

There will be a special budget preparation meeting at Panera Louisville on Tuesday, September 22, 2009 at 6 pm.

The next regular meeting will be held at Panera Bread on Tuesday, October 13, 2009 at 6 pm.

ADJOURNMENT

The meeting adjourned at 8:06 p. m.