

**MINUTES
HUNTERS RIDGE TOWNHOMES
2010 ANNUAL MEETING
THURSDAY, 12 NOVEMBER 2010**

**LOUISVILLE LIBRARY
951 SPRUCE – 1st FLOOR MEETING ROOM
LOUISVILLE, COLORADO**

I. MEETING CALLED TO ORDER

The meeting was called to order at 6:07pm.

II. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

Proof was certified that notice had been given out concerning the time and place of the 2010 Annual Meeting.

III. CERTIFYING OF PROXIES

Eleven (11) proxies were counted and Thirteen (13) owners were present. In all, Twenty-four (24) out of One Hundred Sixty-seven (167) units were represented.

IV. APPROVAL OF MINUTES FROM 2009 ANNUAL MEETING

A MOTION was made by Hilarie Nickerson and SECONDED by Lesley Socash to approve the Minutes. The Minutes were unanimously APPROVED.

V. REVIEW OF 2010 FINANCIALS TO DATE

Zoe reviewed the Financials saying the balance reflects expenses throughout the year. Zoe also said that the Board worked very hard to not raise our monthly dues. Carl reviewed the Assets/Liabilities. A MOTION was then made by Larry Nelson and SECONDED by Jay Strickland to approve the Financials. The Financials were unanimously APPROVED.

Candy Jessup (#230) asked about water usage. Lesley said the Board has looked at a number of options to help cut down on water usage. However, as we know, weather plays an important role in water consumption. Lesley suggested ways for the homeowner to limit their water usage (i.e. efficient toilets and shower heads, turn off water when brushing teeth).

VI. REPORTS OF OFFICERS

a. President's Report

Carol said that she takes pride in how good our community is looking and reviewed some of the improvements the Board has undertaken this past year: Installed a new bulletin board; parking stripes were repainted a new color; mailboxes were painted; the Board did several walkarounds, picking up trash. Unfortunately only one homeowner joined the Board for this cleanup. A Newsletter was distributed and not mailed in order to save money. Carol commented on the good attendance at the Annual Meeting this year and encouraged everyone to attend Board meetings as well.

Hilarie Nickerson asked why the parking stripes were painted white instead of the usual yellow. Maria Harper said she suggested white because it is more crisp and clean looking. Zoe added that white indicates parking vs. yellow indicate warnings. Hilarie also mentioned that a sign on the west side of Pheasant Run and Centennial is losing its letters. Carl said he would check on this.

b. Property Manager's Report

Carl reported on discussions with the City of Louisville regarding back pressure valves stating it was going to cost the HOA \$40K to upgrade 19 water meters. After reviewing the situation with the City, it was decided the HOA did not have to do this. Thank you to Carl for his hard work in negotiating this with the City.

VII. REVIEW AND APPROVAL OF 2011 BUDGET

The budget was reviewed. Landscaping was cut back in order to repair concrete. Shingles on south side of some buildings are not holding up as hoped. Shingles deteriorating may need to be replaced. Carl said majority of roofs do not need replacement. Tim Melchior (#361) said his room is leaking and asked the Board if we had a schedule of when repairs would be made. Zoe reported that a schedule has been created for major repairs. Carl said we are looking at 361 and two other buildings for partial/full replacement. Ann Norris asked how the Board decides which roofs to replace when there is only enough money to do one. Carl responded that the roofing company evaluates the roofs.

Painting Buildings – There are 21 buildings with two being smaller. We paint every five years. Because of having to schedule roof replacement, we will be doing only three buildings next summer.

A MOTION was made by Carol Creech and SECONDED by Dianne Bernier to accept the budget for 2009. The Budget was unanimously APPROVED.

VIII. NOMINATIONS FOR BOARD OF DIRECTORS

Two nominations were presented to Larry for the Director position: Zoe nominated herself to remain and Candy Jessup **SECONDED**; Craig Small nominated himself and Hillarie Nickerson **SECONDED**. Larry Nelson **MOVED** to close the nominations; Mark Persiko **SECONDED**.

IX. ELECTION OF ONE(1) DIRECTOR TO THE BOARD

Craig Small was elected to the Board by acclamation and all were in agreement. Larry thanked Zoe for her service on the Board.

X. OWNERS AND RESIDENTS FORUM

Carol Creech (#361) received a second notice for a violation but never got a first notice. Carl will look into this and said she would not get any other notices.

Joy Strickland (#459) said that she has lots of leaves in her yard. Carl said they will be raked up during spring clean-up.

Mark Persiko (#129) said there is a problem with second cars being parked in Visitor spots and suggested the possibility of building a car port by trash bins as an incentive.

Mike Duggan (#185) brought up a safety issue having to do with the fresh air intake for furnace saying the flap goes in instead of out starving air to furnace which could raise carbon monoxide and cause higher fuel usage. It was suggested that something be put in the next Newsletter notifying residents of this problem. Hilarie suggested checking on liability. Carl said we need to notify owners and have someone look at this possible problem.

XI. DRAWING

The winners of a drawing for 2 \$50 gift certificates to two local restaurants were: Jody Hanson and Tim and Carol Creech.

XII. ADJOURNMENT

The meeting adjourned at 7:36pm.

-End of Minutes -

