

# MINUTES OF THE HUNTER'S RIDGE TOWNHOUSE ASSOCIATION

## BOARD MEETING

Tuesday, January 12, 2010

### CALL TO ORDER

Called to order at 6: pm at Panera Bread.

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

Carl Weakland and Laura Weakland with New Level Managers

### ESTABLISH A QUORUM

Five of five Board Members were present; a quorum was established.

### APPROVAL OF MINUTES

Dianne moved to approve the minutes, Carol seconded, the minutes were approved as presented.

### OWNERS' AND RESIDENTS' FORUM

1. Maria still unhappy with the way the fitzer bushes in front of her unit look. *Carl has looked at them and thinks that in the front they may have been trimmed more than usual to keep them off of the sprinklers for the grass, leaving the underside visible and heat coming off of the concrete is what is making the back brown.*
2. The bushes on the North side of the 100 building are still over the side walk and need to be trimmed back more. A note will go to the residents letting them know that the bushes will be a bit rough looking for a few weeks until new growth fills in the bare spots left from trimming them.
3. Ice melt was delivered to all of the North facing units to help with the ice since the sun does not have a chance to melt the ice there. A note was to have gone out to these residents but Carol did not get it done, so a note will be going to ask them to use the ice melt sparingly and to save the container for refilling and for use next year.
4. Zoe inquired if pet friendly ice melt had been supplied. That will have to be checked with the landscapers.
5. The areas where the street is on a hill get Mag-chloride, this is especially necessary on the West end so the trash trucks do not get stuck when they come to empty the containers.
6. The roof on the 100 building is really looking bad. *It is on the list to be redone this summer.*
7. Mail box posts look great.
8. Snow removal is doing a good job.
9. The tree branches are still on the West side of the 101 building.

### APPROVAL OF FINANCIAL

After reviewing the Financials, Maria made a motion to approve the financials as presented. Zoe seconded the motion and the financials were approved.

### REPORTS OF OFFICERS

#### *President's Report*

Nothing to report

#### *Property Manager's Report*

1. An Owner who was behind on their dues is now caught up.
2. Carl handed out the call log for review by the Board.

3. This summer curbs and parking lines will be painted.
4. The background for the Hunter's sign will be painted.

### **Old Business**

1. With the snow still on the ground Carl has not been able to get additional bids on the mud jacking for the areas that need it.

### **NEW BUSINESS**

Election of Officers –

President Carol Creech

Vice President – Maria Harper

Secretary – Leor Manilis

Treasurer – Zoe Katsulos

Member at Large – Dianne Bernier

### **NEXT MEETING DATE AND PLACE**

The next meeting will be held at Panera Bread on Tuesday, February 9, 2010 at 6 pm.

### **ADJOURNMENT**

The meeting adjourned at 7:12 p. m.