

*The Village at Mountain Ridge*  
**BOARD OF DIRECTORS**  
**ANNUAL MEETING MINUTES**  
November 15, 2007

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 7:15 PM

**II. ESTABLISH A QUORUM**

A quorum was established.

Directors Present: Glenn Moore, Fred Barta, Joe Fowler, Joe Schneckenburger. Ron Groothedde had to leave due to other commitments prior to the commencement of the Annual Meeting.

Others Present: Jim Crigler of Maximum Property Management, Property Manager, Village at Mountain Ridge. Special Invitee of the Board president; non-resident, Tom Hoffman (CINQ-Citizens Involved in the Northwest Quadrant: Representative).

Introduction of Board Members by current President Glenn Moore. Glenn expressed formal recognition of Joe Fowler for his long term, and continuing contribution on the executive board. He has been a member of the Village at Mountain Ridge board member for over a decade, and the President and board wanted to recognize for the membership in attendance his outstanding contribution, providing continuity across the years.

The board president also recognized the Architectural Review Committee for their dedicated service in a difficult area of neighborhood service, as well as those member residents that serve in other capacities, like our Neighborhood Watch Program.

A quorum was established with 59 members through attendance and Proxies submitted.

**III. APPROVAL OF PREVIOUS MINUTES**

The minutes were approved for the last meeting.

**IV. REPORTS OF OFFICERS**

President:

Glen Moore then provided a brief historical reflection of our community as we cross further into our second decade together. Our views "looking out" of our subdivision, as well as "looking in" to our subdivision have changed and matured over the years. Looking out the highway, new subdivisions and the business park has changed over the past decade. Looking in, we have also changed and matured with the growth of our landscapes and enriched colors on the exteriors of our homes.

Glenn then presented and over view of the **Values Statement** to the body of resident members in attendance, along with a talk about the lifecycle of our community; attempting to anchor specific Values so we can successfully navigate through the cycles of a maturing neighborhood. A copy of this proposed Value Statement was provided each attending member, and the floor was opened for discussion regarding each anchored Value. The members in attendance supported the anchored Values of the Statement document provided, and offered no additional Values for consideration. The Values Statement was then adopted by the body in attendance.

Glenn then shared the next step in the planning for our collective future would be the creation of what he called a **"20/20 Vision Plan toward 2020."** This process will commence shortly after the first of the year, 2008.

Treasurer:

The budget is in great shape and we are at 113% of reserves.

Property Manager:

No presentation was made at the Annual Meeting session.

## **VI. OLD BUSINESS**

Tom Hoffman (CINQ-Citizens Involved in the Northwest Quadrant: Representative) reported on the status of their efforts regarding reducing the impact of the "beltway" highway project along what is now Colorado State Highway 93.

## **VII. NEW BUSINESS**

None

## **VIII AD HOC**

The following questions were asked of the board by homeowners:

1. **Has the board gotten to talk with other HOAs regarding solar panel policies?**
  1. A member of Highland Ranch HOA was contacted and the policies were discussed. We still need to talk with other HOAs to get input on policies. This will be done in January and February, and the board shared their insight opinion that due to the substantive work that will be required we will most probably convene a subcommittee to complete a comprehensive study and to draft their policy/guideline recommendations.
2. **Do we have any delinquencies?**
  1. Very low - \$350.00 for the entire neighborhood.
3. **When is the perimeter fence due for replacement?**
  1. It's budgeted for 2016, but we are doing minor repairs every year in an attempt to extend that date.
4. **Is there going to be a coupon book sent out for dues?**
  1. Yes. It will be sent to the resident members next month, in December.
5. **What is happening with the maintenance of sprinkler heads and the sprinkler system?**
  1. We have replaced a few heads this year, along with having a system wide efficiency check-up.
6. **Is the berm done?**
  1. The berm was the result of long-term efforts of a collective group of residents, and the HOA Board, to mitigate the existing impacts of sight and sound from Hwy 93. From the initial concept, the berm was only one mitigating aspect the residents were seeking to create. Other mitigating aspects include foresting the eastern face of the berm with non-deciduous trees (Evergreen) to provide additional sight separation value. Also an aspect of this proposal was the addition of a safe pedestrian walkway to link the North end of the subdivision to White Ash Mine Park and a trail linking to the existing pedestrian bridge over Highway 93. The "berm" project was suspended due to CDOT's decision to prohibit dump trucks from accessing the site due to the close proximity to the intersection of Washington Street and Highway 93. It was explained that the "berm" is a City of Golden project, as it is built upon property deeded to the city when the subdivision was created. Future plans are to create a similar berm along the eastern property line South of Iowa Drive.

### **Architectural Review Committee Report:**

Jim Beethham reported that we now have 54 pre-approved colors to choose from when painting the exterior of our homes. He discussed the approval process and acknowledged that we need to place wording in our documents that talks about obtaining Building Permits from the City of Golden when planning construction projects.

**Election of Executive Board Members:**

An election of board members was conducted by At-Large Board Member Joe Fowler, as his seat was not up for re-election. The seats that were up for re-election were those occupied by Glenn Moore; Joe Schneckenburger; and Ron Groothedde. This silent ballot election by the body of members in attendance and by Proxy Vote resulted in the retention of Glenn Moore and Joe Schneckenburger. Rose Pon, a current member of the Architectural Review committee, expressed her interest in running for a seat on the Executive Board and was voted in as a new member. Upon election Rose expressed her interest in retaining her seat on the ARC, which was sought and supported by the balance of the Executive Board in the interest of information sharing between the Board and the Committee.

**Topical Ideas Expressed to the Board at the Annual meeting by Homeowners were:**

The floor was opened to the membership body in attendance to express topical concerns or interest they would like the executive board to address in the upcoming year. The time available for this portion of the Annual Meeting was limited due to the time constraint, evening closing of the facility. The board again reminded those in attendance that they are encouraged to attend the monthly meetings of the board and they may forward any ideas, concerns or interests they develop to the board by e-mail, mail, website, or in person at our monthly HOA Board or ARC meetings.

**These Topical Areas of Concern/Interest Expressed at the Annual Meeting Were:**

- Traffic calming
- Left turn arrow on Colorado State Highway 93 into Iowa Street
- Fire hazards in neighborhood - especially weeds.
- Club House

**ADJOURNMENT**

There being no additional business to bring before the Board, the meeting was adjourned at 9:00 PM