

The Village at Mountain Ridge  
**HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS**  
**MONTHLY MEETING MINUTES** *February 2, 2010*

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

The February 2010 meeting was called to order at 6:35 PM.

**II. ESTABLISH A QUORUM**

A quorum was established. Directors Present: President: Glenn Moore, Vice-President, Bruce Bacon, Treasurer: Mike Noyes, Member at Large: Lynne Altimier, Maximum Property Management: Jim Crigler

**III. SECRETARY'S REPORT**

Minutes not available from January 2010 meeting for review.

**IV. HOMEOWNER FORUM**

There were no homeowners present, with the exception of the resident board members.

**V. REPORTS OF OFFICERS**

**PRESIDENT'S REPORT**

- Recap of January Meeting for the property manager due to his being excused from the January meeting due to hospitalization:

**Highway Mitigation Efforts**

- Glenn shared information about Denver Regional Council of Government's recent approval "paving" way for private monies to build toll road.
- Glenn met with Councilor Fisher on 01/28/10 regarding status of current municipal mitigation efforts (earthen berms). Walked site and proposed two sections for additional berms, and addition in height to central berm between Washington and Iowa.
- Glenn shared idea for proposed partnership concept: Annual Arbor Day Tree Planting Event where residents could purchase and plant evergreen trees Forestation of subdivision frontage thru Evergreen Tree Planting Event; trail extension of sidewalk from Iowa to north end of subdivision.

**Review of Meeting Minute Requisites**

- Brief review of article provided by Joe Schneckenburger (previous HOA board member) regarding what must be included in meeting minutes.

**TREASURER'S REPORT**

The Treasurer's Report was approved

## **MANAGER'S REPORT**

- HOA Dues and Fine Delinquencies

422 White Ash Drive:

History of HOA non payments, fine accruals and appeals

To date no response to letter sent to resident member.

Jim will contact co-owner regarding Past Due status and request response within 7 days of notice.

Three other resident member accounts in deep arrears

20% of homeowners missed payment of last quarterly dues

Discussion about sending out reminder postcards or sending email reminders, or reminding residents of option of ACH automatic payment method.

- Items brought forward from January Manager's Report:

Renewable Energy Document – resident Karen Blackmon email sent on 11/14/09, questioning language regarding solar panel trim (Item B), on Item C, clarification on language for the color of roof vents.

## **VI. OLD BUSINESS**

Project to update HOA Declarations and Documents, to ensure they are in compliance with recent legislation, and current with community vision. Former board member Joe Schneckeburger has offered to chair/oversee this process, which was accepted by the board and manager will assist in this process.

## **VII. NEW BUSINESS**

Intensity of recently installed LED lights at VMR entrances appears too dim, and do not satisfy their designed function. Lighting serves to increase aesthetic value for residents and passing motorists that may cause them to want to live here, thusly driving up our collective property value. It also serves to detour the influx of criminal activity.

Swingle refund / cost adjustment for Holiday lights, approximately \$369

Flag Pole light repair. Repair needed on existing lights not previously replaced.

Tree Spraying Proposal. Further research into what might be needed will be conducted by Glenn, who will contact CSU Arborist for second opinion.

City Planner, Rick Muriby requested to attend future board meeting to provide a 15 minute presentation on Accessory Dwelling Units.

Response from lawyer regarding the homeowner use of the HOA owned property adjacent to his for personal use. This personal use has included their mowing of the natural vegetation, which protects against erosion and mudslides, as well as the resident member placing holiday decorations on this HOA owned property. This area is a collector for rainwater runoff from the mountain behind the subdivision.

### **VIII. AD HOC**

Property manager, Jim Crigler expressed concern over vicarious liability for the HOA regarding and sponsorship over resident members planting trees on the city property berms along subdivision frontage. He volunteered to have this reviewed by HOA legal council.

### **ADJOURNMENT**

There being no additional business to bring before the Board, the meeting was adjourned at 8:30 pm.