

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES *January 14, 2010*

I. CALL TO ORDER AND ROLL CALL

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

II. ESTABLISH A QUORUM

A quorum was established. Directors Present: Glenn Moore, Lynne Altimier, Bruce Bacon, Beka Durand and Mike Noyes. Joe Schneckeburger, the past Treasurer, was also present.

III. SECRETARY'S REPORT

Approval of October and November, 2009 minutes as amended.

The minutes of the Annual Homeowners Meeting held in November, 2009 were reviewed and amended. These minutes will be submitted for approval to the membership body as required at the November, 2010 Annual Meeting.

IV. HOMEOWNER FORUM

There were no homeowners present.

V. REPORTS OF OFFICERS

PRESIDENT'S REPORT

- Goal to formalize annual evaluation process of our two contracted service providers, Maximum Property Management and Hammer Property Services, for implementation January, 2011.
- Establish "Action Item Log" of service needs which are identified at board meetings, to be maintained by member of the board to increase service accountability and track substantive service actions which will also service for evaluation purposes of the property manager. This will afford better follow up on items presented at meetings to document outcomes and ensures no items are missed. This will also serve as a method of HOA responsiveness to residents' concerns and VMR community needs.
- Need to review board officer roles and need to implement method for succession planning of the board.
- New landscape lighting deemed deficient in illumination, confirmed by consensus by all board members, who want to pursue remedy from contractor that made the recommendation and installed them.
- Board to request refund from Swingle for unrealized value for days 5 frontage trees were unlit for more than a couple weeks, and for taking them down approximately 5 days prematurely.

TREASURER'S REPORT

- Joe Schneckeburger (outgoing Treasurer) presented the Treasurer's report.
- Joe described the accounting system and various accounts such as the Reserve Account held at Dain Rauscher and the Operating Account. He then discussed the financials in detail in order to get the new Board members, including Mike Noyes, the new Treasurer, up to speed.
- The Treasurer's Report was approved

MANAGER'S REPORT

Verbal review only. (Note: Jim Crigler was excused due to illness. Items from his report will be deferred to the February meeting).

VI. OLD BUSINESS

- Joe Schneckenburger has offered to chair/oversee the process of reviewing and updating the community declarations and documents, many of which are out of date and not in compliance with current regulations. Joe will review the documents and will work with our outside counsel to redline the documents. A final recommendation will be presented to the full Board in March or April.
- Joe has agreed to continue representing our community at the Golden city council meetings to address the proposed city-wide trash and recycling programs. Joe has also agreed to continue to serve as the Webmaster for our community website.
- The Board discussed the Holiday Tree lights. The cost was approximately \$4.00 per tree per day. In February the Board will discuss requesting a refund for the trees that were not illuminated for several days due to 1) a slow response from Swingle (the contractor) and/or 2) because there was an issue with the electrical outlet.

VII. NEW BUSINESS

- Entrance Lights: The thirteen new LED lights are insufficient in intensity. Jim will contact Piper Electric for an opinion on why the lights are deficient and will request options for a remedy.
- Tree Spraying: Tabled until February Board Meeting.
- Accessory Dwelling Units (ADU's): A representative of the City Planner's office would like to attend a future meeting to do a 15-minute presentation on ADU's. Jim will invite him to the February meeting.
- Piper Electric: Piper has presented a bid for electric repair that will be tabled until February.
- Homeowner questions regarding Renewable Energy Guidelines and Paint Colors of mechanical vents on roofs: Jim will respond to the homeowner with clarification.
- Newsletter: Glenn will finalize the format. Several other Board Members will provide articles.
- Earthen Berms: Brief discussion regarding an Arbor Day celebration and tree planting on the berm. More discussion is necessary.

VIII. AD HOC

- Board Member Election of 2010 Officers Roles:
 - President – Glenn Moore
 - Treasurer – Mike Noyes
 - At Large – Lynne Altimier
 - Vice President – Bruce Bacon
 - Secretary – Beka Durand
- Brief discussion regarding dual signatures on signature cards.

ADJOURNMENT

There being no additional business before the Board, the meeting was adjourned at 8:50 pm.