

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
ANNUAL MEETING MINUTES
November 13th, 2008 - ANNUAL HOME OWNERS MEETING

I. CALL TO ORDER AND ROLL CALL

The Annual Meeting was called to order at 7:01 PM.

II. ESTABLISH A QUORUM

A quorum was established.

Directors Present: Joe Schneckeburger, Glenn Moore, Fred Barta and Rose Pon. Others Present: Jim Crigler of Maximum Property Management, Property Manager, Village at Mountain Ridge.

III. APPROVAL OF PREVIOUS MINUTES

Minutes were approved for the 2007 Annual Home Owners meeting.

IV. HOMEOWNER FORUM

A quorum was established with 65 members through attendance and proxies submitted.

V. REPORTS OF OFFICERS

President:

- State of the Association Report (See Attached).

Treasurer:

- Presented a review of 2007 spending versus 2006 and the 2007 budget. Presented the 2009 Budget. (Detailed explanation of what was reviewed is in the "2009 Budget Provisions for the Village at Mountain Ridge" which is attached to these minutes.) Took questions from the homeowners. Asked if there were any objections to the proposed Budget; there being none, it was ratified.

Property Manager:

- The home owners who have been requesting the mowing of the native grasses by Magpie called and will be attending the annual meeting to discuss further. Owners claim that the area is owned by HOA, HOA documents show the property being owned by the City.

VI. OLD BUSINESS

- Change to Covenant Declarations or enforcement model/recreation vehicle parking restrictions. This topic was opened up for discussion. The following time limits were offered as suggestions:
 - 2 x 24 hour periods per week on non consecutive days
 - 72 hours per month on non consecutive days
 - 48 hours per month on non consecutive days
 - 4 x 24 hour periods per month on non consecutive days. Per the show of hands poll, this time limits was the most popular.Upon discussion of those in attendance it was generally decided to forego the lengthy process of changing the Declarations but to amend the threshold of enforcement

currently utilized once the provisional recommendations could be reduced to this change in practice.

- 1551 Cougar Court request for paint color approval. Fines are being put on hold until a colorist is hired to review colors.

VII NEW BUSINESS

- Election of officers. Beka Durand and Lynne Altimier were elected via acclimation to fill the previous vacancy created by board member Joe Fowler and Fred Barta who opted to not run at this time for another two year term.
- Owner letter on clean up of weeds. Glenn Moore will research this issue further with the city to verify who owns the property in question.
- The board meeting will be moved from the 2nd Thursday to another day of the week so as to not to conflict with the City Council monthly meeting. Day change is still TBD.
- Home owners requested that the ARC start publishing minutes for their meetings and these be available online, similar to the method of currently posting the minutes of board meetings on the HOA website .

VIII AD HOC

None

ADJOURNMENT

There being no additional business to bring before the Board, the meeting was adjourned at 9:05 pm.