

*The Village at Mountain Ridge*  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**  
April 10, 2008

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

The meeting was called to order at 6:40 p.m.

**II. ESTABLISH A QUORUM**

A quorum was established.

Directors Present: Glenn Moore, Joe Schneckenburger, Joe Fowler, and Fred Barta. Rose Pon was absent.

Others Present: Jim Crigler of Maximum Property Management, Property Manager, Village at Mountain Ridge.

**III. APPROVAL OF PREVIOUS MINUTES**

The minutes were not approved for March 13, 2008 as amended.

**IV. OWNERS FORUM**

The owners from 422 White Ash attended the meeting to discuss the painting of their house, gutter repairs and landscaping of their back yard. They advised that they have a contract to do the trim of their house but do not have the funds to paint the entire house at this time. They also said they will landscape their back yard this summer. The Board said they could work with the owners regarding the timing of these matters and understood that it would be costly. They are to have the trim painted by April 30, paint the entire house by September 30, and determine a time for the landscaping. The owners were asked to submit another ARC request/plan by April 18 to provide a time frame for all the work.

**V. REPORTS OF OFFICERS**

**President:**

- Glenn expressed the need to convene a combined meeting between HOA Board and ARC to re-codify relationship & communication between the two functions.

Goals & Purpose of combined meeting:

- To analyze and evaluate our current ARC Guidelines, submittal procedures and approval processes. This would include affirming our current submittal process, or afford some form of expedited process for rare occasional emergency considerations.
- To share collective vision to ensure there is shared perspective of the aesthetic values we are currently using as benchmarks. This would include an overall assessment of our direction in adding “more flavorful” color and design options of exterior colors and products.

- Provide assistance in addressing any administrative concerns or procedures which have made the duties of ARC service difficult.
- Glenn expressed the continued need to make every effort to reduce our collective exposure to crime – “Hardening the Target”
  - This type measure might include exploring lockable mailboxes, and landscape lighting encasements.

**Treasurer:**

- The financials were approved as presented.

**Property Manager:**

- Maximum Property Management was asked to follow up on the status of the gutter color at 400 White Ash. (Note: It was subsequently determined that a request for the gutter color had been submitted and approved).

**VI. OLD BUSINESS**

- Maximum Property Management advised that the Treasurer and Maximum had met and reviewed the draft Reserve Study and were going to submit changes for inclusion in a final draft of the study.

**VII NEW BUSINESS**

- Maximum Property Management presented a brochure on light fixtures that could be installed and is more damage resistant and might be appropriate for holiday lighting by changing colors of light bulbs. After review of the samples, Maximum Property Management was asked to get more information with regard to the fixtures and bulbs that could be interchanged to provide holiday lights.
- The Board discussed the replacement of a tree at Iowa and White Ash. It was decided to have 2 or 3 red dogwood plants put in the area to provide year round color to the area. Maximum Property Management will get the shrubs planted this Spring.

**VIII AD HOC**

- The general poor quality of mailboxes that were replaced in the past was discussed. Maximum Property Management advised that the lowest cost mailboxes were put in and there is better quality ones that would hold up better. Maximum Property Management was asked to check into the cost for locking mailboxes.
- Maximum Property Management was asked to walk the path south from Iowa to see if there was another house with a gutter color that may not have been approved.

**ADJOURNMENT**

There being no additional business to bring before the Board, the meeting was adjourned at 8:59 p.m.