

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES
August 20, 2008

Note: The regular meeting date of August 14th was held, without quorum, to afford members of the Board of Directors the opportunity to attend a memorial service for one of our neighbors, while the balance of the board still met with 2 out of the 3 homeowners that had pre-scheduled to register their appeals regarding exterior painting assessments.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:49 PM.

II. ESTABLISH A QUORUM

A quorum was established.

Directors Present: Glenn Moore, Joe Schneckenburger, 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 for the July meeting were not available for approval. They will be approved at next meeting.

IV. HOMEOWNER FORUM

Two, out of the three, homeowners whom had pre-scheduled to file their appeals of exterior painting assessments presented these for re-consideration at the non-quorum meeting on August 14th.

V. REPORTS OF OFFICERS & PROPERTY MANAGER

President:

- Glenn Moore administratively waved this report to afford sufficient time to address the items moved forward for this rescheduled meeting.

Treasurer:

- We are experiencing higher costs due to city mandated clean-up of storm-water collector areas, inflation, rising fuel prices, water & trash increases, vandalism, etc. The board discussed reducing expenditures, and discussed possible example being the high cost of providing our traditional Annual Picnic. The board expressed the emphasis be focused upon community value rather than the extent of amenities and attractions, to perhaps be replaced with "An Afternoon in the Park," for our families to get together with our neighbors. Cost savings would be realized by having less jumping castles, etc. It was moved to have our event a few weeks later, in September, and later in the day to eliminate the need for costly rented tents to provide shade. This would also afford greater attendance as more families would have returned from vacation as school would be in session. This in the interest of becoming even more financially conservative for our future in order to delay or reduce the amount of a future dues increase.
- Treasurer report for the last 2 months was approved.

Property Manager:

- The condition of disrepair of 422 White Ash remains unresolved. The property has been issued citations for covenant violations specific to this disrepair; however, has not come into compliance and has been unresponsive. The Homeowner(s) have not responded with the board as to their plan for repairs to the exterior of their home nor have they completed ARC submittals for landscaping. The property will continue to be issued fines until they come into compliance with the requirements of the covenants. In addition, this concern will be forwarded to legal counsel for consideration for further action.
- Several houses have been fined for not responding to the exterior painting needs assessments.
- Follow-up on the two exterior painting appeals filed at the August 14th non-quorum meeting.
- The City of Golden has issued an order, with financial fines, if the HOA fails to clear obstructions and vegetative growth in the storm drainage collectors owned by the Village at Mountain Ridge around our perimeter. The city has indicated that they envision a time that they might accept ownership obligation over those few collector areas; however, they would not consider it at this time. (Note: this property decision would have to be made collectively by a vote of the resident membership) An argument can be made that a transfer of these few parcels of undevelopable property would eliminate our liability and appropriately surrender that factor of public safety to the city. It would also eliminate the ongoing very high costs to maintain these drainage collector areas.
- The HOA will be turning the 6 exterior paint violations, in which we have not received responses from, over to our legal counsel.
- Concerns raised by the board members over our irrigation system rain sensors not appearing to turn off our system when we've received sufficient rain was investigated by our maintenance contractor, Hammer Property Services. They concluded the mountings for these sensors are deficient and are not allowing the rain switches to function as designed to reduce our use of irrigation water. Consistent with our adopted Ecological & Economical Values, this will be done.
- Landscape lighting North of Iowa between crosswalk and Hwy 93 were found to be inoperable due to vandalism.

VI. OLD BUSINESS

- The board has received two bids for exterior lighting. Hammer property will install new damage resistant lights to replace the vulnerable lights in front of our entrance signs so we can determine if they will be sufficient to replace the remainder of our landscaping lights. Board discussion included that the value of entrance lighting goes beyond our collective opinion; they preserve and grow our collective value as others that drive by our subdivision are drawn to desire to live here due to that value as well. Hammer Property will send a project proposal before the next board meeting for making the remainder of our landscape lighting more tamper resistant.
- The HOA will invest in new LED light strands to decorate one of the main entrances during the holidays. Our old incandescent lights will be reused to decorate the other entrance this year. These old lights will be phased out over the next year or so with the lower energy LED lights, in compliance with two of our adopted Ecological and Economical Core Values.
- Per the management report, the houses that have still not responded to the multiple exterior paint violation letters will be fined.

VII NEW BUSINESS

- As denoted within the Manager's Report of these Minutes, Storm-water collector areas, also known as open culverts, have been determined to be physical property owned by our HOA, not that of the City of Golden. These retention areas need to be cleared of vegetative growth, silt, and debris in a maintained order to allow storm water to freely flow off from the ravines of the mountain into storm-sewer collectors. The board will get several bids on this project before commencing.
- Budget for 2009 – Jim Crigler will put this together and attempt to export to Excel format.

VIII AD HOC

None

ADJOURNMENT

There being no additional business to bring before the Board, the meeting was adjourned at 8:45pm.