

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES *August 6, 2009*

I. CALL TO ORDER AND ROLL CALL

The August 2009 meeting was called to order at 6:37 PM.

II. ESTABLISH A QUORUM

A quorum was established.

Directors Present: Glenn Moore, Joe Schneckenburger, Lynne Altimier and Beka Durand.
Others Present: Jim Crigler of Maximum Property Management, Property Manager, Village at Mountain Ridge.

III. SECRETARY'S REPORT

Approval of June, 2009 minutes as amended to reflect Glenn Moore was not present at the June, 2009 meeting.

There are no formal minutes for the July, 2009 meeting as it was a mobile meeting to review the condition of the community and community members were unable to attend.

IV. HOMEOWNER FORUM

Lane and Carrie Oltmanns were present to discuss the removal of the cotton producing cottonwood trees in their yard. The Oltmanns are one of two households in the community who have been instructed to have cotton producing trees removed as the covenants state that only non-cotton producing cottonwoods are allowed in the community. The time to have the trees removed was extended from October 31 to December 31 and the Oltmanns will be responsible for the cost of removal. The Board will do a visual inspection in the spring to determine if there are additional households with cotton producing cottonwoods and those homeowners will be required to remove the trees immediately.

Bill Weiss was present to discuss his landscaping plans.

V. REPORTS OF OFFICERS

PRESIDENT'S REPORT

TREASURER'S REPORT

Monthly Newsletter: approximately 2/3 of the homeowners have registered on the community website. Those homeowners will receive the Newsletter via e-mail. The remaining 1/3 will receive a hard copy, which Jim will print and mail. Joe will provide Jim with a list of the homeowners who require a hard copy.

Joe has signed the contract for Holiday Lights with Swingle. The total cost of \$8,000 is \$4,000 over budget; that amount will be offset by the money not spent on snow removal in 2009.

The proposed 2010 Budget will be reviewed and finalized at the October meeting for presentation and approval at the Annual Meeting in November.

The Treasurer's Report was approved

MANAGER'S REPORT

Jim will solicit bids for landscape maintenance.

Discussion regarding entrance lights was deferred to October.

VI. OLD BUSINESS

City of Golden Trash Program. Joe will send an e-mail to homeowners explaining his research/findings and asking the homeowners to get involved with the City of Golden decision.

Village at Mountain Ridge trash collection: Joe will solicit final bids from EDS and Waste Management and will enter into a three year contract for trash and recycling with the winning bidder.

The community will have an Ice Cream Social on Thursday, September 3 at the Park. Beka will arrange ice cream from Schwan's. Jim will provide napkins, trash bags, and spoons.

Governing Documents: Jim will have Pete draft our existing governing documents into compliance with State Law. The Board will then review and comment.

VII. AD HOC

None

ADJOURNMENT

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