

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES

July 10, 2008

I. CALL TO ORDER AND ROLL CALL

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

II. ESTABLISH A QUORUM

A quorum was established.

Directors Present: Glenn Moore, Joe Schneckenburger, 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 May and June meetings.

IV. HOMEOWNER FORUM

Two homeowners attended to discuss the paint citations they received.

V. REPORTS OF OFFICERS

President:

- **Re-Painting Notices - Due Diligence/Integrity of the Process:** Glenn recognized the difficult challenge of ensuring a subdivision does not fall into disrepair as it ages. He expressed his appreciation for Maximum Property Management's efforts to steer us through this process, and recognized that we understand that no process is above the possibility of making errors along the way, in reference to the very few we have found that had been incorrectly identified as needing repainting. Glenn refocused this accountability onto the board to ensure accuracy on each identified home that remains unresponsive or out of compliance by confirming the condition of those homes, and to retain photographic documentation for any eventual civil process. Glenn also mentioned the value of making ourselves available to our neighbors that are seniors to provide as much current information as to customary costs of painting so they can make informed decisions in an effort that they do not fall victim to price gouging by painting contractors. Our Neighborhood Watch program might be an avenue to accomplish this effort, which would complement their other trusted contacts and information sources. Glenn added that he himself has one more side of his home left to have re-painted this summer.
- **Growing Value thru "Core Values":** Due to time constraints Glenn tabled his intent to formally announce a process to begin growing value within our community based upon the "Core Values" that were adopted at the 2007 Annual Meeting. This process, he had proposed at that meeting is the 20/20 Vision Plan Towards 2020. This plan will serve to anchor the Village at Mountain Ridge as the model community in the region, and will be an anchoring example within Golden's sustainability initiative.

Treasurer:

- The financials were not ready yet. It was noted that the trash is going up \$86 monthly or 3% due to fuel costs.

Property Manager:

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VI. OLD BUSINESS

- Issue regarding 422 White Ash not complying with citations. Although it appears that the house has partially been repainted the homeowners have not corresponded with the board as to their plan for repairs to the exterior of their home nor have they completed ARC submittals for landscaping. The owner began to work on the disrepair more than a month ago and there has been scaffolding on the exterior of the home with trim boards removed; however no progress for quite some time. The house will continue to be issued fines until they come into compliance with the requirements of the covenants.
- Picnic planning continues to progress.
- We still do not have pricing for the new light fixtures.
- We still have not received a proposal from the colorist for the new exterior paint color schemes. We are going to try to engage some other professional colorists who have extensive experience with paint colors for subdivisions in order to move forward with updating our HOA palette for exterior paint colors and other aesthetic features. Until that is accomplished the current color palette remains in place.
- The issue with a homeowner modifying the HOA property fence by placing a white gate has still not been resolved. The homeowner needs to either color the gate to match the existing fence or replace the fence to its previous condition.

VII NEW BUSINESS

- Actions regarding re-painting notices: Most of the resident members have been very responsive to the concern and have begun the process of painting. There were a few residents that felt their homes had been misidentified, and a couple of these were found to be in error. The discouraging factor is that we have had 22 homeowners who have not responded to multiple letters requesting their response to the perceived need to repaint the exterior of their homes. Due to the failure to respond to this concern, these homeowners will be subject to sanctions/fines pursuant to our covenants. Overall, the response has been positive and we are keeping pace with the rate at which our harsh sunny summers are attacking the paint on our homes.

VIII AD HOC

None

ADJOURNMENT

There being no additional business to bring before the Board, the meeting was adjourned at 8:47pm.