

# The Village at Mountain Ridge

## HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS

### MONTHLY MEETING MINUTES

March 13, 2008

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

The meeting was called to order at 6:34 PM.

#### **II. ESTABLISH A QUORUM**

A quorum was established.

Directors Present: Glenn Moore, Fred Barta, Joe Schneckenburger, and Joe Fowler. Others Present: Jim Crigler of Maximum Property Management, Property Manager, Village at Mountain Ridge. Rose Pon attended via speaker-phone.

#### **III. APPROVAL OF PREVIOUS MINUTES**

The minutes were approved for the February meeting.

#### **IV. HOMEOWNER FORUM**

No homeowners attended.

#### **V. REPORTS OF OFFICERS**

President:

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 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.
- Assist in addressing any administrative concerns or procedures which have made the duties of ARC service difficult.

Treasurer: A few homeowners were late with payments.

Financials approved by the board.

Property Manager: The Reserve Study initial draft was presented. It was decided that Maximum Property Management and Joe Schneckenberger would meet before the next meeting to review and make recommendations for changes/modification.

## **VI. OLD BUSINESS**

The homeowners of 400 White Ash Drive presented a proposal for painting. The proposal is being rejected by The Board and a letter will be sent to the homeowners after review by the attorney. The gutters on a house are considered trim, and thus must be painted as such. They did not seek ARC approval before painting the exterior of their house or putting the gutters up. The deadline for correction is May 31, 2008.

The owners of the house at 422 White Ash Drive were sent a notice to clean up, repair and paint their house. The owners responded and will take action to bring their property up to standard.

The pass through sidewalk between Washington Street and White Ash Street is approved by the city, and Glenn Moore will contact the city to see when construction is slated to begin this spring.

Hammer properties will look into replacing tree near Iowa and Canyon Point where an old Cottonwood was cut down due to instability.

## **VII. NEW BUSINESS**

## **VIII. AD HOC**

Glenn Moore proposed a joint meeting with the Board and the ARC this spring. Rose Pon will contact members of the ARC to see when they can meet with the board.

## **ADJOURNMENT**

There being no additional business to bring before the Board, the meeting was adjourned at 8:20 PM.