

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES *March 2, 2010*

I. CALL TO ORDER AND ROLL CALL

The March 2010 meeting was called to order at 6:31 PM.

II. ESTABLISH A QUORUM

A quorum was established.

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

III. APPROVAL OF PREVIOUS MINUTES

Minutes were approved for November 2009 and January 2010 meeting pending the addition of President comments. The February 2010 approval of minutes was tabled until Maximum Property Management can reformat them and send to Executive Board for review.

IV. HOMEOWNER FORUM

The owners of 422 White Ash came to the meeting to discuss their account. Due to the physical condition of the wife, the Executive Board advised the owners that the health of the wife is most important so the discussion would be postponed and no action would be taken by the HOA regarding their account.

V. REPORTS OF OFFICERS

President:

- Glenn will provide this for the next meeting

Treasurer:

- The Treasure advised that he had not had time to review the financials and would do so before the next meeting. Maximum Property Management advised that the only major variance in budgeted costs to date is for snow removal. The actual costs are far under budgeted costs to date.

Property Manager:

- Jim advised that the year-to-date reserve transfer was more than budgeted due to excess operating funds in 2009. He also stated that the other items on his written report are on the agenda and would be covered under new and old business

VI. OLD BUSINESS

- A representative for Piper Electric attended to discuss the new tree lights at the two entrances. He advised that although he originally did not feel the led lights would be bright enough he did what was directed by the HOA. He also presented a proposal for HID lights (high intensity discharge), which he said, would provide 10 times what the led lights provide. The Executive Board decided to get HID bulbs and check how they light trees one night before making any decision.
- Maximum Property Management advised that they had not heard back from Joe Schneckenburger about leading an effort to revise the HOA documents. Maximum then commented that from their experience in managing the VMR community that the existing documents do not create any problems like HOA documents do at other communities. They said that the latest legal bill for review of the HOA documents was for \$2,000. Furthermore, if the Declaration and/or By-Laws are to be changed more expense will be incurred and there is no guarantee of approval since a 2/3s vote of all homeowners is required for change to these documents. Regarding the Rules and Regulations and Architectural Guidelines, though, the Declaration provides for the Executive Board to be able to change the documents. Maximum Property Management summarized by saying that possibly the needs of the HOA could be met through changes and/or additions to the Rules and Regulations and Architectural Guidelines at limited cost. Maximum Property Management will contact Joe Schneckenburger and discuss this information and report back at the next meeting.
- The information on the tree spraying was tabled and Glenn will try to meet with an arborist prior to the April meeting

VII NEW BUSINESS

- The Executive Board asked Maximum Property Management to go ahead and get bids for power washing and treating the split rail fences on the property. The plan is to get the work done in May. Maximum Property Management said they would get the bids as soon as possible depending on weather.
- The Executive Board decided to have Maximum Property Management record the meeting minutes in the future. The Secretary will keep the Action Item Log on a monthly basis. Maximum Property Management was asked to send this form to the Secretary.

VIII AD HOC

- Maximum Property Management was asked to check the fence posts on both sides of Iowa to identify any posts that need replacement and have them replaced.
- The Executive Board will review the Renewable Energy document for the April meeting and Maximum Property Management was asked to include this issue on the agenda.
- Maximum Property Management was asked to have the Iowa flagpole rope checked as it is hanging loose.

ADJOURNMENT

There being no additional business to bring before the Executive Board, the meeting was adjourned at 8:40 pm.