

The Village at Mountain Ridge  
**HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS**  
**MONTHLY MEETING MINUTES** *October 1, 2009*

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

The October, 2009 meeting was called to order at 6:40 PM.

**II. ESTABLISH A QUORUM**

A quorum was established.

Directors Present: Joe Schneckenburger, Rose Pon, Lynne Altimier 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 as amended for August, 2009 meeting. There was not a Board of Directors meeting held in September, 2009 due to the Ice Cream Social.

**IV. HOMEOWNER FORUM**

There were no homeowners present.

The Board discussed the Annual Meeting to be held November 5, 2009. There will be a three minute time limit placed on speakers. Speakers will be reminded that New Business must deal with the entire neighborhood, not individual homes or home owners.

The Property Manager has received inquiries regarding the walking trail and berm on the south side of Iowa Drive. He'll check with the city on when the berm will be completed with trees/grass and when the trash bins will be replaced.

**V. REPORTS OF OFFICERS**

**Treasurer – Joe Schneckenburger:**

- The 2010 budget was approved for presentation to the Homeowners at the annual meeting.
- The Treasurer's Report was approved.

**Property Manager – Jim Crigler, Maximum Property Management:**

- Jim has received an invoice for \$900 from HSI to spray our trees to protect from pine beetles in 2010. This covers two applications. Jim will pay the invoice and retain HSI.

## **VI. OLD BUSINESS**

- 2010 Budget was approved in the Treasurer's Report.
- Entrance Lights: Jim will confirm with Hammer Property Services that the entrance spot lights are indeed LED and not quartz. Jim will also confirm that the bid from Piper Electric was indeed for 13 LED lights.
- Fence behind Magpie Court. Discussion tabled until January, 2010.

## **VII. NEW BUSINESS**

- The Ice Cream Social was very successful. The cost of the ice cream was \$130. The Board will plan to do the event again in 2010.
- Review of Governing Documents: Jim will go back to our attorney to request a red-line version of our existing documents versus the generic language that we first received. He will hold payment of the legal fees until resolution of the matter and work completed.
- Brief discussion regarding the Annual Meeting. Also discussed the possibility of making changes to the Architectural Review Committee in terms of term limits. The Board will request minutes from the ARC of their monthly meetings per the 2008 Annual Meeting of Homeowners.

## **VIII. AD HOC**

None

## **ADJOURNMENT**

There being no additional business to bring before the Board, the meeting was adjourned at 8:00 pm.