

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES
September 11, 2008

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:32 PM.

II. ESTABLISH A QUORUM

A quorum was established.

Directors Present: Glenn Moore, Joe Schneckenburger, Fred Barta. Rose Pon was not in attendance.

Others Present: Jim Crigler of Maximum Property Management, Property Manager, Village at Mountain Ridge.

Residents Present:

Ron Miller and Dixie Termin
Annette Barta
Jim Beetham
Rick and Michelle McPhearson
Natalie Bollinger
Randy Spitzer
Leesa Baker
Lora Engesser
Dale Catlin
Bud Wilkinson
Betty Tasek

III. APPROVAL OF PREVIOUS MINUTES

Minutes for the August meeting were approved as written.

IV. HOMEOWNER FORUM

- Betty Tasek noted she had been cited for a violation regarding the parking of her boat on the property. It was explained that this restriction is part of the covenants that all homeowners agree to when they move into Village at Mountain Ridge and that it would take a vote of 2/3s of the homeowners (199) to change. The owner asked that some type of provision be allowed for temporary parking of vehicles like boats and recreational vehicle on the property. Twenty-four hours and 48 hours were discussed. The Board advised that this would be an appropriate item for the Annual meeting in November and would be discussed at that time. In the interim, the Board approved a variance to the Declaration to allow residents 48 hours to park their recreation vehicles on the property to load and unload as necessary.
- The recreational vehicle at 355 White Ash was pointed out as one that seemed to abuse the parking requirements, too. It was also reported that this vehicle probably violates municipal ordinances governing parking on the streets of vehicles. The Board advised that this is a renter but the owner has been cited with violations and fines may follow.
- 400 White Ash owners asked to have the fine removed from their records since they had complied with the Board requirement regarding their gutters. The Board agreed to remove the fine and Maximum Property Management was asked to send confirmation to the owners.

- 1551 Cougar Court appealed the Board's previous decision disapproving the house colors submitted by the previous owners and asked to be allowed to submit a proposal for their colors. Upon on discussion, the Board agreed to their proposal to submit their house colors for review and they were asked to submit their request for the October ARC review.
- Questions were asked of the Board regarding the maintenance of 422 White Ash. The Board advised that the owners were being sent violation letters and fines and that everything in the Board's power would be used to get compliance from this owner. The Board did warn, however, that processes available to them could be a time consuming process that might even stretch into the next year.
- 251 White Ash advised the Board that they do plan to replace their driveway.
- The Board was asked if colors for the recently painted house at 447 White Ash had been approved. The Board replied that the colors had been approved by the ARC.

V. REPORTS OF OFFICERS & PROPERTY MANAGER

President:

- Glenn Moore reported that the Board is working toward a standard for paint colors in the community developed by a professional. He said he hoped this would get the neighborhood working towards common goals.

Treasurer:

- No specific issues were raised. The budget for 2009 is being evaluated. The financials for August were approved.

Property Manager:

- The condition of disrepair of 422 White Ash remains unresolved. Maximum Property Management was advised to continue citing the property and fining as appropriate and send it to the association's legal counsel to pursue.
- Maximum Property Management advised that there are 2 other delinquencies that should be turned over to legal counsel for collection and the Board directed Maximum Property Management to send these delinquencies for collection.

VI. OLD BUSINESS

- The board has received two bids for cleaning the 9 retainage areas on the property. The low bid was \$14,000 from Hammer Property Services. The Board voted to accept this bid if Hammer Property Services could do it for \$13,000.
- The discussion on the budget for 2009 was tabled. A separate meeting for just the budget with all Board members present will be done at a different time.

VII. NEW BUSINESS

- The general parameters for the November Annual Meeting were discussed.

VIII. AD HOC

- After discussion regarding the City of Golden replacement of the concrete walk between White Ash and Washington, the Board opted to not pay for aesthetic/architectural features like stamped concrete or coloring as an aspect of the city owned property project that is within the Village at Mountain Ridge subdivision.
- Holiday lights and the need to buy led lights at this time was discussed. The Board determined that they did not want to invest in led lights at this time and to reduce the costs of the Holiday

lights. It was decided to use the old lights and decorate only the trees near the entrances. Maximum Property Management reported that after their observation of the entrance areas it made sense to decorate both sides of Iowa and just the north side of Washington. This plan was tentatively approved.

ADJOURNMENT

There being no additional business to bring before the Board, the meeting was adjourned at 8:55 pm.