

The Village at Mountain Ridge  
**HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS**  
**MONTHLY MEETING MINUTES** *January 8, 2009*

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

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

**II. ESTABLISH A QUORUM**

A quorum was established.

Directors Present: Joe Schneckenburger, Glenn Moore, 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 for November 2008 meeting.

Minutes of the 2008 Annual Meeting were reviewed. The Board recommends that the minutes be approved at the 2009 Annual Meeting.

**IV. ELECTION OF BOARD OFFICERS**

The following officers were elected by the Board unanimously:

President: Glenn Moore  
Vice President: Rose Pon  
Treasurer: Joe Schneckenburger  
At-Large: Lynne Altimier  
Secretary: Beka Durand

**V. HOMEOWNER FORUM**

No home owners were present for the January, 2009 meeting.

The Board discussed the matter of a vehicle, believed to have someone living in it, parked in front of the home at 214 Eagle Drive. The homeowner was advised to contact the neighbor or the police department.

**V. REPORTS OF OFFICERS**

President:

- The Board discussed the need for an annual review of the Management and Maintenance contracts under which the community has an obligation. The Board will meet in special session on January 15 to discuss requirements of service providers. Contracts will be put into place during 2009 and reviewed annually.

Treasurer:

- Treasurer's report was approved.

Property Manager:

- Jim will solicit bids for 2009 Christmas lights from several vendors. LED lights will be a priority. Jim will circulate bids via e-mail when they are received.
- The Christmas lights that belong to the community will be stored at one of Jim's storage facilities at no charge until a vendor for 2009 is chosen.

## **VI. OLD BUSINESS**

The issue of 422 White Ash is still open regarding failure to correct per violation notices of deteriorating condition of the exterior of the home and property. The lawyer will review potential remedies and propose an action plan.

The Board agreed to a reduction of the fine for failure to paint 436 Washington to \$50.00 provided the fine is paid in full within 30 days of written notice of the reduced fine.

The Board will defer to the standard process on late fees and will not waive.

2009 Board meetings will be held on the first Thursday of each month at the Golden Community Center. The website will have details of time and exact location.

Glenn has obtained copies of the plat maps showing the areas that the Community is responsible to maintain. The Board tabled further discussion of this matter until February 2009.

Rose will contact a colorist and contract the colorist to create 15-25 color schemes to be used by the Community. The cost for the colorist will not exceed \$80.00.

The Board adopted a broader tolerance for enforcement of parking as discussed during the Annual Meeting. Boats and motor homes may be parked in the Community for four 24 hour periods per month on non-consecutive days.

## **VII NEW BUSINESS**

None

## **VIII AD HOC**

None

## **ADJOURNMENT**

There being no additional business to bring before the Board, the meeting was adjourned at 9:04 pm.