

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES *March 5, 2009*

I. CALL TO ORDER AND ROLL CALL

The March, 2009 meeting was called to order at 6:42 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 as amended for February, 2009 meeting.

IV. HOMEOWNER FORUM

There were no homeowners present.

V. REPORTS OF OFFICERS

President – Glenn Moore:

▪ **Annual Evaluation Process for Contracted Service Providers**

Status report of board effort to create standardized method to evaluate the two primary contracted service providers: Property Management and Property Maintenance. Provided verbal synopsis of areas which will be evaluated, as well as general assessment of services rendered in 2008.

▪ **Update: Municipal Berming Project, South of Iowa to Further Mitigate Impact of Highway 93 on the Subdivision.**

Provide information gained from Joe Schneckenburger and myself walking site of city project with Director of Public Works Dan Hartman. Most significant aspects was the anchoring of need to not close the pedestrian bridge during the project to afford safer crossings of school aged children and recreational users.

Treasurer – Joe Schneckenburger:

- The community has received a tax refund of \$608.70 for 2007 taxes.
- Discussion regarding trash/recycling contractors was deferred to Old Business portion of this meeting.

- The Treasurer's Report was approved.

Property Manager – Jim Crigler, Maximum Property Management:

- The Board discussed the reported delinquencies of Quarterly Dues.
- In response to a homeowner's concern that his delinquency was not specifically listed in the Board's Monthly Meeting Minutes, the Board agreed that unless specifically requested to do so by the Homeowner, it will not list names of property owners who are not current with payments and who are topics of discussion during monthly board meetings.

VI. OLD BUSINESS

- 422 White Ash. The Co-Owner of the property will be copied on all correspondence from the Community's Attorney to the residents of 422 White Ash.
- Recycling. Revisions to the proposed contract with Waste Management were discussed. Joe has been negotiating changes to the proposed contract with Waste Management but has not reached an agreement. The Community's existing contract with Waste Management will automatically renew for a three year term unless they receive written notice of intent to cancel at least 90 days prior to July 31, 2009. Jim Crigler will immediately send a 90 day letter of cancellation to Waste Management indicating the Community's intent to evaluate other vendors and cancel its contract with Waste Management in the event agreement on the proposed contract cannot be reached. Evergreen Disposal Service (EDS) has submitted a final best offer which will be evaluated.
- The Board has reviewed and amended the proposed Waste Management Agreement and agrees that the Community will enter into a three year agreement with Waste Management, as amended by the Board, provided Waste Management agrees to the proposed amendments and that the fuel surcharge will not to exceed 6% for the life of the contract.
- Renewable Energy Guidelines: The Board discussed the proposed changes to the Renewable Energy Guidelines and agreed to the changes with a minor amendments and clarifications. Rose Pon will amend the draft of the Renewable Energy Guidelines and will present to the Ecological Sub-Committee.

VII. NEW BUSINESS

- Due to this winter's lack of moisture, the Board would like the common area trees and lawn watered soon. Hammer Property Management will charge \$35/man hour for winter watering services. The Property Manager will follow up with the Board within the week to discuss weather and opinion as to the date such watering will take place.

- Entrance Light Repair: Hammer Property Services and the Property Manager will review the existing lights and will recommend alternative light options that will provide maximum aesthetic value and reduce the likelihood of vandalism.
- Jim will send out a postcard regarding quarterly dues payments due April 1, 2009.

VIII. AD HOC

None

ADJOURNMENT

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