

The Village at Mountain Ridge
HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS
MONTHLY MEETING MINUTES *May 7, 2009*

I. CALL TO ORDER AND ROLL CALL

The May, 2009 meeting was called to order at 6:32 PM.

II. ESTABLISH A QUORUM

A quorum was established.

Directors Present: Joe Schneckenburger, Glenn Moore, Rose Pon 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 the April, 2009 meeting.

IV. HOMEOWNER FORUM

Bill and Carol Weiss of 422 White Ash were present to discuss the status of their home. The Weiss' would like all late fees and penalties to be waived by the Board. The Board cannot waive any fees and penalties until repair and repainting of fascia boards and trim on the home are complete and a plan is presented for back yard landscaping. The Weiss' explained that there is a water source directly under their property which has precluded them from landscaping.

The Weiss' and the Board agreed that prior to the next Board meeting on June 4, 2009, the Weiss' will complete the repair and repainting of the trim and will contact the City of Golden to have an expert assess the water source in the back yard. The Property Manager will confirm completion of the repairs/repainting prior to the June 4 meeting.

V. REPORTS OF OFFICERS

TREASURER'S REPORT

Joe has been working on cleaning up the community website.

The Treasurer circulated paperwork to have previous Board Members removed as authorized signatures from the Community bank account.

The Treasurer's Report was approved

MANAGER'S REPORT

Holiday Lights: Keith from Swingle was present to provide information about Swingle's service and to answer questions. The Board recommends that we contract with Swingle to

hang holiday lights in the entrance trees to the Community. Further discussion will be required and the Board will present it's recommendation to the Community at the Annual Meeting in November.

VI. OLD BUSINESS

- Trash can at trailhead: Tabled until June. Jeffco open space may provide the trash can and dumping service; Jim will update the homeowner.
- Painting of homes: Jim will send out letters to homeowners whose homes need paint this summer.
- Roof Repair/Replacement of Shake Shingles: Jim will check with the Architechtural Review Commiee to see what shingles are approved.

VII. NEW BUSINESS

- Colorist: We have received one book from the Colorist. Five additional books will be completed for distribution and review.
 - Homeowners will receive a discount if the purchase paint from Guirey's.
 - REMINDER: There is no requirement for Architectural Review Committee review and approval of colors that are approved and contained in the new color book. The Colorist who designed the new color scheme/book will charge a fee of \$30 for occasional review of unique color submittals. Accordingly, any homeowner requesting a variance will be required to submit their request to the ARC, and the homeowner will be charged a \$30 fee to cover the cost of the colorist in addition to an administrative fee payable to the Property Manager.
 - Jim will send out a post-card letting the community know that the new colors are available.

VIII. AD HOC

None

ADJOURNMENT

There being no additional business to bring before the Board, the meeting was adjourned at 9:03 pm.