

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

I. CALL TO ORDER AND ROLL CALL

The February, 2009 meeting was called to order at 6:36 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. HOMEOWNER FORUM

Homeowner Georgette Haddad presented her concern over the quarterly dues. Mrs. Haddad was not present at the Annual Homeowner's Meeting in November and was not aware that the dues had increased and were now payable on a quarterly basis. Mrs. Haddad shared her belief that she had not received the new coupon book that had been sent out and due to this the property manager will send her another for her use.

Mrs. Haddad also expressed her opinion regarding our grass in the common areas being cut too frequently and that we did not need to provide Christmas lights at the community entrances. The board responded that the grass maintenance contract generally amounts to cuttings on a weekly basis, to keep it manageable, and in good appearance. As to the lighting the board responded that we have debated the value of providing the holiday lighting along our entrances and have concluded this past year to reduce to amount of lighting to reduce installation and energy costs, adding that the lights do serve more than aesthetic value as they draw the attention and appreciation of passing motorists whom may decide to want to live here, which serves to increase our collective value.

IV. APPROVAL OF PREVIOUS MINUTES

Minutes were approved as amended for January, 2009 meeting.

V. NEW BUSINESS

- A complaint of a newly constructed deck with unpainted handrailing on White Ash Drive. Property manager will follow-up on the complaint to ascertain if there was ARC approval for the deck and if there are any violations will inform the homeowner.
- The property manager will also confirm a report that there are several pickets missing from a fence on Washington Street and, if necessary, will ask the homeowner to repair the fence.
- The Board discussed the frequency of site visits by Maximum Property Management. At the present time, our property manager drives the property at least 3 times a month on weekends and on 2 evenings per month. The property manager offered to start a practice of leaving his business card at the HOA president's home to informally document site visits.

VI. REPORTS OF OFFICERS

President's Report – Glenn Moore:

- **Annual Performance Evaluation of our two Contracted Service Providers:** The Board met in a special meeting on January 15, 2009 to establish formalized performance criteria and methods to gather insight into the services provided by our Property Management and Property Maintenance. This annual performance evaluation will begin for 2009 service year going forward.
- **Community Involvement of our Residents: Executive Board & Committee Volunteerism**
Glenn shared the need to develop a plan to ensure community vitality through participation and involvement of our residents. This will specifically include the need to generate commitment of our neighbors to serve on our HOA Board, ARC, or other sub-committees. Our association relies upon volunteer service of its residents. We must anticipate vacancies on the board and committees and need to do everything we can to develop our replacements to encourage smooth transitions of officers and members. One primary method is to generate resident member attendance at our monthly board meetings.
- **Core Values & 20/20 Vision Plan Towards 2020:** Glenn again shared the need for a purposeful focus and effort to create a comprehensive vision plan for our association, anchored upon our adopted Core Values. This process will need to include the convening of sub-committees to develop and propose plans of growing those values for our collective value. An example of this is the Ecological Sub-Committee charged with the duty of defining methods to become a model example of ecological stewardship. This example could include anything from renewable energy, to reducing energy consumption, recycling, bulk purchases of low energy products, to creating system facilitating neighbor carpooling.
- **City of Golden Noise Mitigation Project (Berms):** The City of Golden has informed the HOA Board that they are beginning to construct the 2nd earthen mitigation berm as a buffer for Mountain Ridge from the impacts of Highway 93. This second berm will be constructed parallel to Hwy 93, to run from the pedestrian bridge towards our landscaped entrance on Iowa Drive. Due to this being a city project, on city property, residents will need to contact the City of Golden for additional information. The board expressed our appreciation to the city for their commitment to preserve and improve the environmental conditions by mitigating the impact of noise on our community.

Treasurer's Report – Joe Schneckenburger:

- Joe received clarification regarding a small legal bill from several months prior.
- Joe requested that a copy of our community bank statement and monthly reconciliation be sent electronically to the Board members by Maximum Property Management.
- In an effort of cost reduction and conservation the board passed the following Motion:

Substantive step towards becoming paperless board meetings. The board moved that the property management will only print and provide the Agenda for our monthly Board meetings. All other documents, typically many in number, will be scanned and sent to the Board Members electronically, including the bank statement and reconciliation. Previously, the board stopped the historical practice of hand-delivered packets to their homes. (This is in Support of Ecological and Economical Adopted Core Values)

- Jim will reallocate budget line items to reflect actual expenditures within each monthly accounting cycle.
- It is now possible for homeowners to pay quarterly dues via ACH. Joe and Jim Crigler will put the information on the community website. Maximum Property Management would initiate the withdrawal, not the homeowner.
- Joe and Jim Crigler will review updating the community website.
- The Board will review the template used by Maximum Property Management for the correspondence Maximum sends to homeowners.
- The Treasurer's Report was approved as amended.

Property Manager's Report – Jim Crigler, Maximum Property Management:

- (Deferred to items listed in Old Business portion of the meeting)

VII. OLD BUSINESS

- 422 White Ash Drive. Railings and trim are chipping and peeling in large chunks. Facia board remains in a visibly deteriorated condition. Graffiti, although faded, is still visible on the front entrance. The home is blighted and in disrepair. The Board will do a walk around the property within the week and will present its suggestion for action to outside counsel.
- Colorist. Rose Pon has contacted a colorist and is waiting on color chips. The Colorist will create 15-25 color schemes to be used by the Community. The cost for the colorist will not exceed \$80.00.
- Recycling. The Community will need to sign a 3 year contract for an additional \$1.00 per month per household, which is incorporated into our HOA dues. Incorporated into this contract is the cost of lidded recycle bins similar to our existing trash bins. Waste Management will deliver the bins and will belong to the house not the resident. The resident will incur subsequent replacement cost of either of the bins.
- Centralized Trash and Recycling Service – City of Golden. The Board discussed the fact that the Golden City Council is considering a centralized collection service. If this happens, we are told that the state law affords the cancellation of existing contracts without penalty.
- In an effort to keep trash and recyclables from blowing around the neighborhood, especially on trash day, the Board passed the following Motion:

After receipt of the new recycle bins, all homeowners will be required to use the standard issue, lidded trash and lidded recycle bins as their primary bins for weekly pickup. Additional lidded bins may be used as overflow. Homeowners will be encouraged to bag all recyclables. This will help contain our trash and recyclable on windy trash days.

- Renewable Energy Guidelines. The Ecological Sub-committee requests that the Board review the Renewable Energy Guideline Draft presented in January. Rose Pon will compare the current draft Guidelines with current provisions of Colorado Regulations.
- Holiday Lights. Jim Crigler will proceed with obtaining holiday light bids using the standards and criteria that he drafted and that the Board approved.

- Property Inspections: Jim Crigler proposes that he will do an initial inspection on homes, compile a list of potential issues, and he'll either seek ARC insight or present the list to the full Board for review as soon as he possibly can, either March or April.
- Carpooling to Board Meetings: In an effort to reduce emissions, the Board will carpool to monthly board meetings.

VIII AD HOC

None

ADJOURNMENT

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