

The Village at Mountain Ridge  
**HOME OWNERS ASSOCIATION - BOARD OF DIRECTORS**  
**MONTHLY MEETING MINUTES** *June 4, 2009*

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

The June, 2009 meeting was called to order at 6:35 PM.

**II. ESTABLISH A QUORUM**

A quorum was established.

Directors Present: Joe Schneckenburger, Rose Pon Lynne Altimier and Beka Durand. Others Present: Jim Crigler of Maximum Property Management, Property Manager, Village at Mountain Ridge.

**III. NEW BUSINESS**

The new paint color books are complete and will be distributed to Guirey's, Jim Crigler, and two members of the Architectural Review Committee Leslie Noyes and Jim Beetham.

Discussion regarding new paint color schemes. There was a concern over the legality of requiring a change in paint color as it pertains to repainting homes with the original colors that are not contained in the new color book. The Board is not aware of any law that restricts such a requirement and feels that in a covenant controlled neighborhood such as ours, when the community votes to have new paint color schemes, it is reasonable and legal to put the restriction in place that homes may only be painted in the new color schemes unless a variance is granted, which requires a \$60 payment and submission to the colorist, the Property Manager and ultimately, ARC approval.

**IV. HOMEOWNER FORUM**

Vicki Wheatley and Leslie and Mike Noyes of Magpie Court presented their concern that the greenbelt behind their homes is overgrown and needs to be trimmed. They feel it is a fire hazard and presented opinions from the fire department and the city code department saying that the grass needed to be trimmed to between two inches and two feet. At the present time, the grass is approximately 4 feet high.

The Board is uncertain of who owns the green belt, who has responsibility to trim the area, and ultimately, if the trimming needs to be done to comply with city and fire codes. The Board will table the issue until the July walking meeting and will make a decision at that time. Prior to the July meeting, Jim and Glenn Moore will compile information from the city, the fire department, and obtain bids for the trimming, thus enabling the Board to make an immediate decision during the July meeting.

There was a complaint from two homeowners regarding 1564 Meadowlark which has five dead trees and at least one cotton producing cottonwood. Cotton producing cottonwoods are specifically prohibited in the neighborhood and Jim will send a violation notice immediately asking that the cottonwood(s) and remaining dead trees be removed.

Resident Fred Barta volunteered to create a schematic that redesign's our entry lights including placement, wattage, etc. He will present the schematic to Jim who will obtain bids based on Fred's drawings.

## **V. REPORTS OF OFFICERS**

### **SECRETARY'S REPORT**

Approval of May, 2009 minutes deferred until July, 2009 meeting.

### **TREASURER'S REPORT**

The Treasurer's Report was approved

### **MANAGER'S REPORT**

Drainage Area Cleanup: Jim will have Hammer Property Management do the clean-up immediately and will evaluate the cost going forward, using this clean-up as a base-line.

Pine Beetle Spray: Jim has obtained bids protecting our trees from Pine Beetles. The Board agreed that we will have 45 trees sprayed for Pine Beetles at a cost of \$900. The Board deferred a decision on fertilizing and further treatment until Glenn Moore is present due to his landscape experience.

## **VI. OLD BUSINESS**

Trash and Recycling: Our current contract with Waste Management expires on 7/31/09 and the city is not moving quickly with regard to the community wide program. Jim will reach out to Waste Management to request that they enter in the contract as negotiated in May. In the event Waste Management is unwilling to enter into the contract, Jim will contact an alternate vendor to begin negotiations.

Holiday Lights: The contract from Swingle will be amended to state that any damage caused by wind will be repaired at no additional charge and will be accepted. This will result in a 5% savings to the community for entering into the contract at this early date.

Homeowners Association Documents and Declarations: Jim will send the documents to our attorney for review so that we are certain that we comply with state law and environmental guidelines. Our attorney will review and amend all documents, including our ARC guidelines, so that all guidelines are consistent with our bylaws.

## **VII. AD HOC**

None

## **ADJOURNMENT**

There being no additional business to bring before the Board, the meeting was adjourned at 8:50 pm.