

Hunter's Ridge HOA  
Annual Meeting  
November 12, 2009  
Crown Room at Louisville Recreation Center

Present:            Board:            Larry Nelson, Carol Creech, Dianne Bernier  
                         Manager:         Carl Weakland  
                         Owners:         6 present, 33 proxies

The meeting was called to order at 7:00 p.m. by the President, Carol Creech. The Board Members and Property Manager were introduced. Two members of the Board were unable to attend. The attending owners were asked to give their name and unit number as they spoke.

Proof of Notice was provided. A quorum is established. The Minutes of the 2008 meeting were corrected in Section IV. Larry made a motion to approve the minutes with the correction. Jay Strickland seconded. Hilarie Nickerson (305) abstained. Minutes were approved as corrected.

#### **Review 2009 financials**

Copies of the report were provided to the homeowners and the items were reviewed verbally as well. The Accountant has made adjustments to the operating account leaving a zero balance. Reports will be posted on the web site once they are approved. Larry made a motion to approve, Dianne seconded. The vote was to approve the financials.

Larry Nelson submitted his resignation this evening and will be leaving the Board after 14 years. He will continue to be available for "institutional memory." Carol Creech expressed the gratitude of the Board members and the homeowners to Larry for his years of service as the President of the Board. She noted the improvements to the physical layout during his tenure and the social events that make Hunter's Ridge a place to be proud to call home. Larry gave some history on the development of the Hunter's Ridge community over 14 years. He indicated that the Board has been pleased with the performance of New Level Managers and acknowledged Carl's contribution. Dianne remarked it has been a pleasure to work with the Board and Members. She noted additional improvements she has seen. The Board made a strong effort to maintain current dues and develop a budget that will maintain the property. Association information is posted on the web site.

Jay Edwards had questions about roof replacement. Two buildings that had the faulty shingles will receive new roofs next year. Replacement of roofs is done on a rotation basis. Hilarie Nickerson indicated she was told when she purchased that nothing was coming on roof replacement. Carl noted her building was not scheduled for replacement yet but would be in the future. She was concerned about a special assessment. The Board assured her they make an effort not to have assessments. The only assessment has been for deck replacement which was a major expense. Because of the sound status of the HOA reserves, a bank was willing to grant a loan at 2% above the interest they pay on the reserve account.

Jay Edwards questioned how cost of snow removal is determined. It is based on expense incurred during previous years. Kandis Jessup (230) asked how the \$1000 for plants was spent. Dianne enumerated.

Hilarie Nickerson asked about use of water on landscape. Larry mentioned a schedule of short and repeat watering times that was used this last summer as a contributing factor to lower water usage. He also brought up the possibility of sub-metering for each unit because of the inequity for owners with fewer or single occupants. Up to this point, cost has been prohibitive. January cost of water was approx. \$32 per unit. July costs were double that amount. The sewer rate is included on the bills and is imposed by the City on any water that comes through the meters. The Rate applied by the City for sewer charges is figured on usage in January and residents are encouraged to conserve water during that period of time. (When the City of Louisville Utility Dept was contacted for the exact period of calculation, information was obtained that they applied a flat rate and did not calculate on usage over an established period of time.)

Jay Edwards motioned the budget be approved for 2010. Candy Jessup seconded. The vote was unanimous for approval.

There are three vacancies on the Board. A request was made for nominations. Dianne nominated herself to remain. Candy Jessup nominated Carol Creech. Larry nominated Leor Manelis who has been active in the Association. Carol nominated Jay Strickland. Jay declined nomination because of his frequent absences. Jay made a motion to accept the named nominees. The motion was seconded by Larry. Vote was unanimous. Larry moved to accept nominees to positions on Board by acclamation and all were in agreement.

Leslie Socash (281) asked whether unit numbers could be painted on parking spaces for identification. Larry noted that they are not used for reasons of security. As they are now, no one can trace a car to a unit because of the numbering. Leslie agrees that it is better to use the current system.

A request was made to owners to be observant and record license numbers of people dumping inappropriate items into dumpsters. It was also asked that anyone they observe using recycling incorrectly be asked to be more informed about the requirements for recycling. One owner asked if recycling rules could be posted and made clearer and also be put on the HOA web site. (The criteria for recycling are already on the web site.) Louisville recycling center has been closed because of the switch to street side single stream collection.

Hilary Nickerson's name was drawn to receive credit of one month's dues in December.

Carol asked that everyone living in the Hunter's Ridge community become involved in the HOA; to be observant and protective of the neighborhood. Animal owners are asked to honor leash laws and clean up after their pets. Stations have been provided for bags used for disposal of waste. Dogs seen running loose can be reported to animal control. Reporting animal violations is more effective if the home/owner of the animal can be determined before filing a report.

A suggestion was made for a system to be developed to disseminate information via email. This would decrease the amount of money used to prepare and send out mailings and newsletters. Owners would need to give their approval for their name and email address to be used within the community by the Board. It is customary for the information to be used by the HOA and HOA Manager only and not sold or provided to any entity outside the community.

Jay and Jay motioned and seconded for the meeting to be adjourned. Adjournment was at 8:12 p.m.