

MINUTES OF THE HUNTER'S RIDGE TOWNHOUSE ASSOCIATION

BOARD MEETING

Tuesday, 11 January 2011

CALL TO ORDER

The Meeting was called to order at: 5:33 pm at the Louisville Public Library Board Room

Board members in attendance were: Carol Creech, Dianne Bernier, Maria Harper, Lesley Socash, Craig Small,

New Level Managers: Carl Weakland

ESTABLISH A QUORUM

All five Board Members were present; a quorum was established.

APPROVAL OF MINUTES

Maria made a **MOTION** to approve the Minutes and Lesley seconded; the Minutes were **APPROVED**.

OWNERS' AND RESIDENTS' FORUM

1. Lesley reported that the critter in her interior wall is back. She is not sure whether it is a squirrel or mouse. Marie said she now also has an animal in her ceiling area. **ACTION:** Carl will check to see if traps were set.
2. Dianne asked Carl if letters had been sent to those in violation of storing items on their front porch. **ACTION:** Carl will send letters out this month. Dianne also brought up the replacement of the window panel (9 light) in the front door of units. This will be discussed in the spring as how to get this done.
3. Maria asked Carl if he would look at the sign on the SW corner of Pheasant Run which has lost its lettering
4. It was brought up that dog excrement has not been picked up behind Unit 283. **ACTION:** Carl will check into it.
5. Maria and Carol asked Carl if he could find out about the newspaper containers on the corner of South Boulder Road and Pheasant Run. Some of them contain old newspapers and they are all unsightly. **ACTION:** Carl will look into whether the newspaper containers can be moved elsewhere.

APPROVAL OF FINANCIAL

The Financials for November and December 2010 were reviewed by the Board. At the end of the year, the HOA has a Net Income of \$3,038.66. This amount will be put in the Retained Earnings line item bringing the total to \$9,817.21. After reviewing the Financials a **MOTION** was made by Maria and seconded by Dianne to approve the Financials. The Financials were unanimously **APPROVED**.

REPORTS OF OFFICERS

President's Report

1. Carol resigned her post as President of the Board at the Annual Meeting of Members in November but plans to remain on the Board in another capacity. Carol said she thought attendance at the Annual Meeting was up from previous years and was glad to see more interest in the community. She felt the Board has done a great job this past year. The Board thanked Carol for her service as president.
2. Carol provided the Board with a contact list for Board members. She will update with corrections and redistribute.

Property Manager's Report

1. Carl reviewed the unpaid dues, fees and fines list and the phone log with the Board. As of today, unpaid charges (which include late fees, fines, and missed monthly dues) amount to \$8,411.80.
2. Carol asked Carl if he would provide the Board with a list of owners and renters at Hunter's Ridge.

OLD BUSINESS

1. Carl said he felt that the Annual Meeting of Members went well and attendance was better than in the past.

NEW BUSINESS

Election of Officers

A **MOTION** was made by Carol and seconded by Lesley to appoint Maria Harper as President. Maria accepted with some caveats due to her busy work schedule. She hoped the Board will work together and will be delegating some duties.

A **MOTION** was made by Maria and seconded by Lesley to appoint Carol Creech as Vice President. Carol accepted.

A **MOTION** was made by Maria and seconded by Carol to appoint Craig Small as Treasurer. Craig accepted. Craig will meet with Carl to review budget procedures.

A **MOTION** was made by Lesley and seconded by Carol to appoint Dianne Bernier as Secretary. Dianne accepted.

A **MOTION** was made by Maria and seconded by Dianne to appoint Lesley Socash as Director. Lesley accepted.

NEXT MEETING DATE AND PLACE

The next meeting will be held at the Louisville Public Library, Second Floor Board Room, on **Tuesday, 8 February 2011**.

ADJOURNMENT

The meeting adjourned at 6:50pm.