

**MESA RIDGE TOWNHOME ASSOCIATION
BOARD OF DIRECTORS' MEETING
Minutes of June 18, 2015**

ROLL CALL	Dana Barker	President
	Gene Pickett	Vice President
	Jane Rivet	Secretary
	Chris Wyman	Treasurer
	Dave Doucette	Director

QUORUM Yes
Established

ABSENT: None

Board of Directors Meeting

Dana Barker, President, called the meeting to order at 5:45 PM.

The President entertained a motion for the election of a treasurer as Chris Wyman by Gene Pickett and seconded by Dave Doucette.

Approval of Minutes

A motion was duly made by Dave Doucette and seconded by Gene Pickett to approve the May 21, 2015 minutes. **Passed**

Management Report

Jane Rivet presented an overview of the current management report, speaking about the non-action board meeting where the board will meet before each monthly board meeting to prepare for the meeting. This report and a list of current committee members were distributed to members.

Financial Report

Chris Wyman presented the financial report discussing some changes that will now appear on the financials. The reserve account will now receive funds from the operating fund each month, keeping the monies separated. A motion was duly made by Gene Pickett and seconded by Jane Rivet to approve the financials for April and May, subject to audit. **Passed**

New Business

A General Maintenance contract with TD Services was presented. A motion was duly made by Gene Pickett and seconded by Dave Doucette to approve this contract. **Passed**

Two bids were presented for the board's review. A motion was duly made to approve the roofing proposal with CJ Construction with an amendment to add a continuous roof vent and to obtain permits for reroofing from Garfield County by Dave Doucette and seconded by Gene Pickett. **Passed**

A contract for legal representation with the law firm, Sands Law Office, LLC, was presented for approval. A motion was duly made by Gene Pickett and seconded by Dave Doucette. **Passed**

Three Architectural/Land applications were presented at 11 North Ridge Ct, 11 North Ridge Ct, and 1 West Ridge Ct. No discussion. **Approved**

Old Business

Old counsel was preparing the maintenance matrix to determine responsibility of who is responsible for certain items, whether it is an association cost or a member cost. This list has not been finalized until counsel finishes cross-references

Committee Reports

Gene Pickett presented an Architectural/Landscape report. Extensive list still shrinking and then growing. We need to purchase some new outside security light bulbs. Holy Cross will reimburse up to 50% for LED bulbs. A written report is available upon request.

Dave Doucette presented an Exterior Maintenance report. He reported on swamp cooler installations where jacks need to be painted and need to be lifted approximately 3 inches off the roof. Gutters still remain a significant concern and looking for the right source to repair them, including cleaning, adding screens, and assuring a drip edge is allowing water to flow into the gutter. Covenants define that the “exterior maintenance begins outside the deck and the patio.” Thus, the patio concrete items become a homeowner expense. There are 14 satellite dishes on roofs. These can be moved according to the dish companies, for a fee. Architectural Improvements applications are to be used so that the association can assist homeowners and companies to follow our covenants. Building issues are receiving priority over landscape issues in regard to budget constraints.

BMSA Delegate Report

Ken Wyman presented an outline of items discussed at the most recent BMSA meeting. His report is available upon request.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Dave Doucette and seconded by Gene Pickett to adjourn the meeting at 6:57 PM. ***Passed.***