

MESA RIDGE TOWNHOME ASSOCIATION
BOARD OF DIRECTORS' MEETING
Minutes of July 16, 2015

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

QUORUM Yes
Established

ABSENT: None

Dana Barker, President, called the meeting to order at 5:04 pm. He noted the passing of one of our former residents, Mr. Tony Tonozzi.

Open Forum

Signs on county line outside Parachute under investigation. Representative will follow up on whether signs are in compliance with county guidelines. One member requested an understanding of the mowing frequency and commented that some lawns do not need to be on a weekly schedule. Another comment acknowledged the good work completed by O'Leary Painting. One homeowner requested what spraying was applied on today's date and the need for fertilization. Suggested that we call the asphalt company who has served us in the past and make a determination of what process should be adopted next. Any excess funds will be transferred to the reserves at FYE 2016.

Approval of Minutes

The minutes of the special member's meeting and the regular board meeting of June 18, 2015 without objections were approved as presented.

Management Report

Jane Rivet presented an overview of the current management report, speaking of the four new owners who have purchased homes in Mesa Ridge, all new owner residents. A non-action meeting prior to the regular board meeting was held to specifically study the budget to make certain that projected expenses were in line with actual expenses. The treasurer led the meeting. The board requested CJ Construction to inspect the remaining six buildings to be re roofed. 195 S. Ridge Ct had experienced a leak during the past winter and 229 S Ridge Ct needed a number of shingles replaced. The contractor reported back to the board that these two buildings to include 189 S. Ridge Ct and 195 S. Ridge Ct and 225 S. Ridge Ct and 229 S. Ridge Ct should be on the schedule for this summer. The board then made the decision to postpone the buildings previously selected in a report from 2012. Further it was decided to inspect the remaining buildings each spring to determine the priority of completing the balance of the townhomes. Consideration was given to increasing the number of buildings to complete this year, but the reserve budget would not allow the extra expenditure of a third building. An amount of \$4,700.00 was allocated for this year's concrete work and proposals are on the agenda for today's meeting for discussion and approval. Priorities are still being set for exterior maintenance and landscape items, but the board had decided to place an emphasis on exterior items first and spread landscape items over a period of time. A new Architectural/Landscape Application form was presented and copies were distributed to those present. The report included an update on the website still under construction, but hopefully available by the next board meeting.

Financial Report

Chris Wyman presented a spreadsheet representing the month of June expenses to date, under budget for the quarter. The reserve fund balance is approximately \$103,000.00. and considered to be at a healthy level. Hearing no objections the finance report was accepted, subject to audit, as presented.

New Business

The contract between Mesa Ridge Townhome Association and CJ Construction was presented for review and approval. Two bids were discussed at the June board meeting, which led to the decision to enter into a contract with CJ Construction. A motion was duly made by Gene Pickett and seconded by Dave Doucette to approve this contract. **Passed**

A contract between MRTHA and Mays Construction Specialties was presented for review and approval to include the jacking and sealing of concrete slabs at 20 & 28 W Ridge Ct. Discussion included the serious condition of the existing concrete slabs that are leaning into the buildings causing water to seep into the foundation. A motion was duly made by Dave Doucette and seconded by Gene Pickett to approve this contract. **Passed**

A contract between Krabbe Construction and MRTHA was presented for review and approval to grind existing concrete seams and reseal at 15 and 23 W Ridge Ct. Discussion included the product that would be used for resealing. A motion was duly made by Dave Doucette and seconded by Gene Pickett to approve this contract. **Passed**

Jane Rivet presented a proposal for approval of a water audit for our landscape irrigation systems. The Center for ReSource Conservation, a non-profit organization, has reviewed our map of locations and submitted a bid to provide us with a clock management program to encourage the grass roots to grow deeper and use less water. The review will also include noting poor coverage, sprinkler head choices, and non-functioning heads. A motion was duly made by Jane Rivet and seconded by Gene Pickett to approve this proposal. **Passed.**

Old Business

The roofing schedule has changed to re roof 225 and 229 S Ridge Ct and 189 and 195 S Ridge Ct.

The last board meeting discussed the decks and the need for a uniform color selection process. Jane Rivet presented some research reviewing past minutes and discussions with homeowners who remember decisions made by previous boards. The board will develop a procedure and send out letters to those homeowners who need to restore their decks.

The board is encouraging homeowners to move satellite antennas from their roofs. This is a homeowner expense charged by the satellite company. Installations must be requested by filling out the Architectural Improvement Application for any new installations.

Committee Reports

Gene Pickett presented an Architectural/Landscape report. Landscaping issues included were adding another fertilization of the greens, shrub removals, tree removals, rock wall repairs, and edging repairs.

Dave Doucette presented his exterior maintenance report to include priorities of safety issues. gutters, and swamp coolers.

BMSA Delegate Report

Ken Wyman noted dates for upcoming URSA meetings in the community, for Aug 3, 17 and Sept 2, 6 pm, at the fire station. He encouraged everyone to attend to form their own opinions. The BMSA will meet next Tuesday, July 21st.

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**