

**MESA RIDGE TOWNHOME ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**  
**Minutes of August 20, 2015**

<b>ROLL CALL</b>	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 5:01 pm.

**President's Remarks**

The website was introduced to the membership. [www.mrtha.com](http://www.mrtha.com) is now available to view. Additional information will be added during the months ahead, such as the minutes of today's meeting and recordings of the meetings. Audio recording of the meetings was approved at the April 2015 board meeting, so anyone wishing to record could bring their recorder to the front table for better reception. There was one response to this request. Further, the President indicated that he received correspondence from the homeowner at 46 East Ridge Ct regarding the change of addresses for roofing for this fiscal year. He apologized for not responding to the changes in the schedule to the homeowners previously chosen. He further explained that after inspections by CJ Construction were completed of the remaining 6 buildings, 189 & 195 S Ridge Ct and 225 & 229 S Ridge Ct were selected. The board was satisfied with the report from CJ Construction. Inspections will again be conducted on the remaining 4 buildings to determine which buildings will be re-roofed next year. The subject of a water evaluation is underway to challenge the billing of water usage based on a minimum charge. We are continuing our review of the reserve forecast to be completed by November. The board is also in the process of moving forward in the pursuit of hiring a new manager.

**Open Forum**

Comments came forth regarding the trimming of the trees without homeowner input, unauthorized persons working on the roofs, costs of the website development, and roofing decisions. Later in the meeting a homeowner brought forth to the board the possible conversion of individual mailboxes on North Ridge and West Ridge.

**Approval of Minutes**

The minutes of the July 16, 2015 without objections were approved as presented.

## **Management Report**

Jane Rivet presented an overview of the current management report, speaking of the one new owner and another home under contract. More details were presented about the use of the new website. The board entered into a new contract with Mitch Teany as the general maintenance contractor. A new owner/tenant letter was sent out to homeowners to further our goal of better communication with all residents in our community. We have updated our records with this information. Committee work was detailed in the report submitted.

## **Financial Report**

Chris Wyman presented a spreadsheet representing the month of July expenses to date, under budget for the year to date. The financials were approved as presented, subject to audit.

## **New Business**

A proposal was presented for approval by Jane Rivet and seconded by Gene Pickett for new concrete curbing at 14 West Ridge Ct to work with the homeowner and be a part of the decision to select the contractor and replace the curbing to be paid for by the homeowner. The association will assume the future costs of maintaining this driveway. In addition, the association will pay for the repair of the specified area of the sidewalk that is in need of repair. Discussion followed. The homeowner at 14 West Ridge Ct requested to have the curbing style changed. This area is part of the common property owned and maintained by the association. After consultation with current counsel and residents within the community, the board decided that since the area is not posing a safety issue, the cost of this item would be a homeowner cost. The motion is approved as presented. **Passed**

A proposal was presented for approval by Jane Rivet and seconded by Dave Doucette for concrete repair at 28 West Ridge Ct to work with the homeowners and be a part of the decision to select the contractor and replace the three pads in the driveway. In addition, the association will agree to pay the portion of the money, \$1525.00, approved at the July 16, 2015 board of directors' meeting toward the cost of the previous bid of slab jacking the same area. Discussion followed. This item is similar in nature to the work approved at 14 West Ridge Ct in that the homeowners want to participate in the payment of the repair work of common association property. The motion is approved as presented. **Passed**

A proposal was presented for approval by Gene Pickett and seconded by Dave Doucette for a window well replacement at 40 East Ridge Ct. for the purchase of the wells. Discussion followed. There has been considerable damage in the area surrounding these wells due to weather, grading and drainage issues. Several times water has entered the interior of this home at the lower level. Costs include materials. The motion is approved as presented. **Passed**

A proposal was presented for approval by Gene Pickett and seconded by Dave Doucette to hire B & B Tree Service to remove dead trees and have 5 stumps of aspen trees removed that are continuing to cause problems. Discussion followed. The motion is approved as presented. **Passed**

A proposal was presented for approval by Gene Pickett and seconded by Jane Rivet to hire Sharp Lawn Care to repair rock walls between 30 & 40 East Ridge Ct. Discussion followed. This project will be performed at the same time the window wells are installed to provide the equipment to complete that job and the rock wall project, saving cost if done on an individual basis. The cost includes materials and labor. Some materials will be available for future projects as the quantities included are priced at a better rate when purchased in bulk. The motion is approved as presented. **Passed**

### **Old Business**

Gene Pickett presented the report sent to us for the water audit by Center for ReSource Conservation. The audit was conducted on July 30 and July 31, 2015. This report is extensive and gives the association a lot of data on which to base work for this year, next year, and in the future. The landscape company has already begun to adjust and repair the areas designated. The board is taking this audit seriously and will follow through with the suggestions made as time and funds permit.

### **Committee Reports**

Document Review Committee - Frances Rose introduced the committee. They are in the process of reading the documents and comparing with CCIOA requirements to see what adjustment may or not need to be made. The members are spending time to read all documents and be ready to make recommendations by November.

Exterior Maintenance Committee - Dave Doucette outlined the principles of safety and is prioritizing the gutter work using this guideline. Maintenance is concentrating on the front of the homes to prevent downspout blockage and overflow problems. The priority list is working the items from the worst to least. Heat tapes will be addressed this fall.

Architectural/Landscape Committee - Gene Pickett discussed architectural/landscape issues. He addressed the homeowners who have concerns over the trees trimmed the end of July. 19 areas have evergreens growing over the irrigation equipment and it was necessary to raise the level of boughs so that personnel can properly maintain the equipment. We have a great number of plantings that will bring considerable costs to the association to remove them in the future. He said the association would try to better communicate to the homeowners decisions being made regarding the common areas on a daily basis, but asks the homeowners to understand that some decisions are being made quickly to avoid higher costs.

## **BMSA Delegate Report**

Ken Wyman gave his report to include discussions at the last two monthly BMSA meetings. Most of the discussions included information from the Oil and Gas Committee. The BMSA elected one of its delegates to serve on that committee. Spencer Trail has been completed. Future plans are being discussed for more trails. He asked for feedback from our membership on opinions for more trails. Noise levels of working pads were discussed. The Yader pad is nearing completion. The committee presented the plans Turkey Trail Park, property bought outside the PUD. This is a considerable expense so he would appreciate some feedback on homeowner opinions. This expense is probably coming from the reserve fund.

## **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 7:20 PM.

*Passed*