

**MESA RIDGE TOWNHOME ASSOCIATION
BOARD OF DIRECTORS' MEETING
Minutes of January 21, 2016**

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

QUORUM Yes
Established

ABSENT: Gene Pickett Vice President

Dana Barker, President, called the meeting to order at 5:01pm

President's Remarks

Searching for a manager is still in process and we believe we will be successful in having a manager on board by April 1, 2016 and to introduce this management company at the Annual Meeting on March 17, 2016. Landscaping bids have been requested. Swamp cooler policy changes are recorded in the budget for the coming year.

Open Forum

Discussion centered on heat tapes and snow removal responses and possible changes for response times and to lower depths of snow.

Approval of Minutes

The minutes of the November 19, 2015 without objections were approved as presented.

Management Report

Verbal report given included news of a new owner on South Ridge, one new rental on West Ridge, and a new tenant at 211 South Ridge. Non-action meetings discussed document review, and possible special board meeting in February to discuss details. A newsletter was distributed in December.

Financial Report

The treasurer presented the financials for the third quarter, October thru December, under budget to date. The report as presented was approved as presented.

New Business

The treasurer presented the FYE 2017 budget approved by the board. Changes for the new budget were highlighted. This report will be included in the letter to all homeowners at the end of January. The reserve fund also showed some changes, to include a new exterior maintenance line item. Budget will be presented at the annual meeting March 17, 2016 for ratification

Landscape bids have been reviewed. Our requests asked for more specific bids and the companies responded so board can better distribute monies on projects and operate within the budget for landscaping.

Swamp cooler policy was discussed earlier in the meeting.

Nomination form handed out to ask for volunteers to run for two positions open on the board for

Old Business

Snow removal concerns were discussed in the open forum.

Committee Reports

Dave reported that the tree on North Ridge Ct needs to come down. He will seek quotes to remove it this winter. Gene submitted some plans for next year, which are on file for review.

Dave also mentioned that the association would provide the labor and the homeowner the cost of the tape when requested. This is not a change in current policy. Discussion centered on heat tapes, usage, cost of electrical expense, and gutter damages. Homeowners were reminded to know where their main shut off valves is located in their homes. BMMD should be consulted when necessary.

BMSA Delegate Report

Ken Wyman, our delegate, presented his report. Elections were held for the new year for board president, vice president, and treasurer. New time for meeting will be meeting on the third Tuesday at 6pm, hoping to increase attendance. He requested to the Oil and Gas Committee that trucks not stop adjacent to our property on the county road to chain up as it creates a disturbance to our homeowners. The Recreation Center and the golf course will soon pass to the Parks and Recreation District and the assessment of \$205.00 per homeowner will be discontinued. They will be funded in the future through the mil levy. Future bicycle trails and funding of it is also under discussion. He asked for your comments so he can represent us when making decisions at the BMSA meetings.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Dave Doucette and seconded by to adjourn the meeting at 6:15M. *Passed*