

**MESA RIDGE TOWNHOME ASSOCIATION
BOARD OF DIRECTORS' MEETING
Minutes of March 17, 2016**

ROLL CALL	Gene Pickett	Vice President
	Jane Rivet	Secretary
	Chris Wyman	Treasurer
	Kat Fern	
	John Constine	Director

QUORUM Yes
Established

ABSENT:

Gene Pickett, Vice President, called the meeting to order at 6:35pm

Open Forum

No comments from the members present.

Approval of Minutes

A motion was made by Kat Fern and seconded by John Constine to approve the minutes of the January 21, 2016 board of directors' meeting. **Passed**

New Business

Election of Officers for FYE2017

Gene Pickett made a motion and seconded by Kat Fern to elect Jane Rivet as President. Gene Pickett made a motion and seconded by John Constine to elect Kat Fern as secretary. Gene Pickett made a motion and seconded by Kat Fern to elect John Constine as director. Jane Rivet moved that Chris Wyman be elected as Treasurer, and Kat Fern moved to elect Gene Pickett as Vice President.

Management Contract

Jane Rivet moved that the board award the contract of manager to Deb Sanderson for Mesa Ridge Town Home Association for one year, automatically renewed upon review, subject to final approval and signatures by all parties. Kat Fern seconded the motion. All in favor. **Passed**

Roofing Contract

Jane Rivet moved that the board award the contract for re-roofing to CJ Construction, seconded by Kat Fern for two buildings, to include units 233 South Ridge Ct and 237 South Ridge Ct, and 40 East Ridge Ct and 46 East Ridge Ct, subject to final approval and signatures by all parties. **Passed**

Painting Contract

Jane Rivet moved that the board award the contract for painting of 4 buildings, to include units 11, 21, 27, 37, 39, 45, 51 and 57 North Ridge Ct, to O'Leary Painting, subject to final approval and signatures by all parties. **Passed**

Swamp Cooler Policy

Jane Rivet moved that the board amend the swamp cooler policy as presented in the board packet and seconded by John Constine. to include a waiver of liability from any homeowner who wishes to service his own cooler. Manager will provide a form for a waiver from a homeowner. **Passed**

Insurance Renewal

Chris Wyman moved and seconded by Jane Rivet to renew our policy with Farmer's Insurance for FYE17 with no changes. Chris discussed the suggestion brought forward by the agent to increase our liability portion of our policy. The manager encouraged the board to research and put out for bid any increase for our insurance needs. After further discussion, Jane Rivet amended the motion to increase the liability portion of the policy to \$2,000,000 at the rate proposed by the agent of approximately \$700. per year. **Passed**

Set Meeting Dates for FYE 2017

Approved Annual Members' Meeting for March 16, 2017, 5 PM

Approved Board Meeting dates, 5 PM

April 28, 2016

June 23, 2016

Aug 18, 2016

Oct 20, 2016

Jan 19, 2017

Mar 16, 2017

Landscape Contract A & B

Jane Rivet moved that the board award the contract for landscape maintenance A and chemical control B to Liquigreen by their bid submitted subject to not exceeding our budget and seconded by Kat Fern. A request was made for any further discussion. **Passed**

Adjournment

A motion was made by Chris Wyman and seconded by John Constine to adjourn the meeting at 7:42 PM.