

**MESA RIDGE TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of May 16, 2013**

PRESENT:	Ray Fallon	President
	Jane Rivet	Vice President
	Jim Arnold	Director
ALSO PRESENT:	Keith Lammey	Association Manager & BMSA Delegate
ABSENT:	Fred Gray	Secretary/Treasurer
	Dee Benton	Director

Pre-Meeting Owners Open Forum

In addition to the three board members (shown above), Bob and Paula Coons and Lee Smith and Keith Lammey attended the meeting.

Lee Smith explained that he was seeking some agreement between he and the association involving the reimbursement of costs associated with three issues. These issues include costs:

- incurred when he, personally arranged to replace the gutters and some of the fascia on his townhome,
- associated with correcting for flooding which occurred in the lower level of his townhome, and
- reimbursement for his out of pocket cost related to the reconfiguration of the landscape (drainage) between 46 West Ridge Court and 50 West Ridge Court.

As a group, Lee Smith, Jane Rivet and Keith Lammey were able to provide a fairly exhaustive recap of the events leading up to and the subsequent discussions, emails and decisions regarding the three aforementioned issues. After Ray Fallon reviewed the protocol for exterior maintenance within Mesa Ridge, Lee Smith apologized to the board for his lack of understanding regarding the proper procedures that need to be followed regarding exterior repairs done on homes in the association and explained that, as a new Mesa Ridge owner at the time of the gutter and fascia repairs, he was unfamiliar with the rules.

All three, Smith, Rivet and Lammey, seemed to agree that no one was able to determine the true source of the water that entered the lower level of the Smith's townhome other than that it entered in the same area that the main water supply entered the unit. Further, that despite early suspicions, the incoming main water supply line wasn't leaking thus the water seemed to either be natural ground water or sprinkler run off. Lastly, they agreed that, fortunately, the problem had not reoccurred. The association hired and paid for all of the costs associated with digging up the water line and the exterior repairs whereas the Smith's paid for the replacement of the interior carpet, drywall repairs, etc. in the bedroom and adjacent area where the flooding occurred.

All agreed that Lee Smith did virtually all of the labor associated with reconfiguring the landscape between the two structures after the lower level townhome flooding and paid for materials needed to complete the work.

Ray Fallon expressed that on the latter issue, (costs associated with the landscaping between the units) if Lee Smith will provide receipts for the approximately \$210 in materials, the association should reimburse him. Further, Ray Fallon asked the Association Manager to check to see if the association had paid Lee Smith and, if so, when.

Board of Directors Meeting

After the Owners Open Forum, the meeting was called to order at 3:45 P.M by Ray Fallon, President.

Approval of Minutes

A **motion** was duly made by Jim Arnold and seconded by Jane Rivet to approve the March 28, 2013 Board of Directors meeting minutes, as presented. *Passed.*

Approval of Financial Reports through April 2013

A **motion** was duly made by Jim Arnold and seconded by Jane Rivet to approve the financial reports through April 2013 subject to audit. *Passed.*

New Business

Review/Approve Cooler Contract

The draft contract with Joseph Cabral for the spring startup and fall winterization of the coolers was reviewed and discussed. The Association Manager explained that the contract was at the same rates as the prior year and contained the same terms and conditions. After a brief discussion, a **motion** was duly made by Jane Rivet and seconded by Jim Arnold to approve the contract with Joseph Cabral for the startup and winterization for the 2013 season. *Passed.*

Review/Approve Painting Contract

Two bids were reviewed and discussed for the summer's painting of townhomes. One bid was from Vaughn Gonzales. The second bid was from Brigid O'Leary who has painted for the association for the past several years. The Gonzales bid was slightly lower. No one on the board or the Association Manager was involved with the Mesa Ridge management during the time that (allegedly) Vaughn Gonzales painted for the Mesa Ridge Townhome Association, thus no one could provide any input on the quality of his work. After a discussion of the pros and cons, a **motion** was duly made by Jane Rivet and seconded by Jim Arnold to approve a painting contract with Brigid O'Leary, O'Leary Painting with the same terms and conditions as last year's contract, except with the reduced pricing that she offered in her 2013 bid. *Passed.*

Review/Approve Roofing Contract

The association's FYE 03.31.2014 budget plans for the reroofing of one structure during this fiscal year. Last year the association hired an outside third party inspection company to examine the remaining roofs to be reroofed. The inspection determined that 167-175 South Ridge Court was the highest reroofing priority.

For the past several years, C J Construction, LLC. has provided all of the association's roofing needs. The Association Manager stated that C J Construction indicated that, although their labor cost was identical to last year, material costs had gone up. No other roofing bid had been obtained. After some discussion about the very satisfactory work that had been done in the past by C J Construction, a **motion** was duly made by Jane Rivet and seconded by Jim Arnold to approve the contract for C J Construction for reroofing 167-175 South Ridge Court at a cost not to exceed five percent more than what was paid for a similar sized roof replacement last year. *Passed.*

Old Business

There was no old business to be discussed.

Committee Reports

Architectural/Landscape Committee

Ray Fallon, Architectural/Landscape Committee Chair, asked Lee Smith and Jane Rivet, to explain what plants they planned to use in the area in front of the Mesa Ridge Village sign at the entrance from Battlement Parkway. They explained that the plants that were chosen would not interfere with the visibility of the Mesa Ridge Village sign yet would add significant color at the entrance. The committee, with help from the landscape management contractor, will install the plants and associated watering system.

BMSA Delegate

Keith Lammey, BMSA Delegate briefly discussed recent activities and actions taken by the BMSA board of directors including that (a) the BMSA's Annual Meeting was held on April 18th with Mike Samson, Garfield County Commissioner and Chief David Blair, Grand Valley Fire Protection District, as guest speakers, (b) displayed the new Annual Report to the Members that was distributed at the BMSA's Annual Meeting, (c) that the BMSA planned to spend up to \$100,000 to replace many of the community's old street light fixtures with more cost effective LED fixtures and (d) planned to complete approximately 2.5 miles of trails overlay this summer.

Jane Rivet commented that she believed that the BMSA board was doing a good job on matters such as the new website, the newsletter, the Insiders' Guide and assorted other things which would help our community grow and develop.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Jim Arnold and seconded by Jane Rivet to adjourn the meeting at 5:48PM. *Passed.*