

**MESA RIDGE TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of January 23, 2014**

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

Pre-Meeting Owners Open Forum

In addition to the board members (listed above), five other lots were represented. There were no owners open forum comments.

Board of Directors Meeting

The meeting was called to order at 3:02 PM by Ray Fallon, President.

Approval of Minutes

A **motion** was duly made by Jim Arnold and seconded by Dee Benton to approve the November 21, 2013 Board of Directors meeting minutes, as corrected. *Passed.*

Approval of Financial Reports through December 2013

A **motion** was duly made by Jim Arnold and seconded by Dee Benton to approve the financial reports through December 2013, subject to audit. *Passed.*

New Business

Review/Approve FYE March 31, 2015 Budget

The Association Manager presented the proposed FYE March 31, 2015 budget explaining that the draft budget would continue the annual assessment at \$3,276 to be paid in quarterly installments of \$819 on the first day of each calendar quarter. Further that only a few line items had been adjusted – up or down – to better reflect the actual for the current period and the projected expense in the FYE 2015 period.

Following a careful review and discussion regarding the proposed budget, a **motion** was duly made by Jim Arnold and seconded by Dee Benton to approve the FYE March 31, 2015 budget as proposed. *Passed.* The board expressed their satisfaction in maintaining a budget that did not require an increase in the assessments.

Discuss 46 North Ridge Ct., Possible Damage Claim

Following a very brief explanation of the issue and his minimal involvement in the matter, Keith Lammey deferred to Jane Rivet to explain details leading up to her request for reimbursement of her actual out of

pocket expenses required to investigate and mitigate mold that had been discovered and corrected in a reasonably small area in the lower area of her home at 46 North Ridge Ct. Jane Rivet presented a letter to the board, copies of invoices, an explanation of what work was done and why the work was necessary. The invoices presented by Jane Rivet totaled \$445.24 and did not include any expense related to replacing drywall or taping, texturing or painting of the damaged area.

After a discussion of the matter in some detail, a **motion** was duly made by Jim Arnold and seconded by Dee Benton to reimburse Jane Rivet for \$445.24 in expenses. *Passed.*

Confirm Annual Meeting Date/Time/Place

The Association Manager reminded the board that the Annual Meeting of Members was scheduled for 3 PM on March 20, 2014 at a place to be determined then asked the board to confirm whether or not they wanted to keep that date and time or reschedule the meeting. All agreed that the March 20th date and time was fine and requested that the Association Manager arrange to meet at Grand Valley Fire Protection District, Station #1, 124 Stone Quarry Road, Battlement Mesa.

Modification to Collection Policy

The association's law firm that prepared the recently approved Collection Policy had, after additional review, suggested that some additional clarification be added to the Payment Plans section of the policy.

If approved, the Payment Plan section would state:

“Payment plans. Subject to the restrictions below, the Association shall offer a payment plan to any delinquent Owner and make a good faith effort to coordinate such a plan. Such payment plan may be determined at the discretion of the board, but shall be for a term of not less than six months and shall provide that the Owner must remain current with regard to future assessments. No payment plan need be offered if the Owner does not occupy the unit and has acquired the unit as a result of either a default of a security interest encumbering the unit or foreclosure of the Association's lien. The Association is not required to offer a payment plan, or negotiate a plan with, an Owner who has previously entered into a payment plan with the Association. An Owner's failure to comply with the remit payments according to the terms of the payment plan, or to remain current with assessments as they come due during the period of the payment plan, constitutes a failure to comply with the payment plan. The Association may pursue legal action against the Owner if the Owner fails to comply with the payment plan.”

Following a comment from Ray Fallon wherein he expressed that he felt this was a needed change to the Collection Policy, a **motion** was duly made by Jane Rivet and seconded by Jim Arnold to approve the revised Policy and Procedure for Collection of Unpaid Assessments. *Passed.*

Board Member Election at Annual Meeting

The Association Manager explained that Jane Rivet's term on the board would end at the March 2014 Annual Meeting of Members, thus an election would need to be held to elect one director.

Old Business

No old business was discussed.

Committee Reports

BMSA Delegate

In consideration of the already long meeting and late hour, Keith Lammey, BMSA Delegate very briefly discussed recent BMSA activities.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Dee Benton and seconded by Jane Rivet to adjourn the meeting at 5:44 PM. *Passed.*