

**MESA RIDGE TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of September 18, 2014**

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

Board of Directors Meeting

The meeting was called to order at 3:00 PM by Ray Fallon, President.

Approval of Minutes

A **motion** was duly made by Dee Benton and seconded by Jim Arnold to approve the June 19, 2014 Board of Directors meeting minutes. *Passed.*

Approval of Financial Reports through August 2014

A **motion** was duly made by Jim Arnold and seconded by Fred Gray to approve the financial reports through August 2014, subject to audit. *Passed.*

New Business

Review/Approve Concrete Replacement Contract

The Association Manager presented the proposed concrete contract for the concrete repair and replacement planned for this year. The contract was with Krabbe Construction, Inc. included demo and replacement of several sections of sidewalk, driveway and curb/gutters as well as concrete crack repair and overlays. Following a review and brief discussion regarding the fact that this contractor has previously completed concrete work for the association, a **motion** was duly made by Fred Gray and seconded by Dee Benton to approve the proposed contract, as written, with Krabbe Construction, Inc. *Passed.*

Discuss Intended Use of Dog Bone Parking Area

The Association Manager explained that he had been asked about the intended use of the dog bone parking lot at the end of South Ridge Court. He further explained that, to the best of his knowledge, there was nothing in the Association's declarations or in any resolutions or rules and regulations adopted by the board that restricted the use of the lot for parking other than the rules governing the general parking of vehicles within the Association. He explained, for example, that an oversized vehicle could not be parked anywhere in Mesa Ridge, including in the dog bone parking lot.

The general consensus among the board was that the lot was intended to be used in the same manner and purpose of any other parking within Mesa Ridge. In short, that the lot was considered overflow parking and could be used by residents and/or by visitors.

Old Business

Review/Approve Next Steps at 192 South Ridge Court

The Association Manager explained that until the past few days, the crawl space at 192 South Ridge Ct. had remained dry since the repairs were made to the faulty sprinkler system line this spring; however, recently moisture had reappeared. He further advised that neither the footer repairs nor the installation of the sump pump had yet been completed.

Chris Wyman was at the meeting and explained that after the recent rains, a small amount of water had reappeared. Both Ms. Wyman and the Association Manager both commented that if it was possible to reconfigure the downspouts to drain farther away from that corner of the townhome it might help prevent any future moisture in the crawl space. Unfortunately, there isn't much alternative to the present configuration. The Association Manager agreed to have the gutter and downspouts examined to assure that they did not leak.

The footer repairs and the installation of the sump pump will be completed as soon as the two contractors have time to do the work.

Committee Reports

Review/Approve Deck Construction, 28 West Ridge Court

Architectural/Landscape Committee

As part of the Architectural/Landscape Committee Report, Gene Pickett explained that the Committee had reviewed a request from the owners of 28 West Ridge Court to rebuild their deck. Furthermore, Mr. Pickett explained that although the original request was to use Trex on the deck surface (flooring) and painted redwood for the pickets and railing, the Committee had suggested that the owners should revise their request and build the entire deck using Trex.

The owners, Mr. and Ms. Fern, were present and explained that they had already purchased the materials on the basis of only using Trex for the surface, thus their request was to stay with the combination of Trex for the surface and painted redwood.

Following a brief discussion among the board about not allowing decks that did not match the existing decks, i. e. decks built entirely of Trex, a **motion** was duly made by Ray Fallon and seconded by Jim Arnold to approve the deck construction at 28 West Ridge Court as originally prepared by the owners who wanted to use Trex for the deck surface and painted redwood for the railing and pickets. **Passed.**

Additionally, Gene Pickett presented a two page report dated September 18, 2014 recapping what the Committee perceived to be Mesa Ridge building and common area issues.

BMSA Delegate

Due to the late hour, the BMSA Delegate report was brief and primarily included a short discussion about the planned median improvements being done on South Battlement Parkway and on Spencer Parkway.

Owners Open Forum

Approximately ten Unit Owners, including the Board members that were present attended the meeting. Most of the comments were general in nature and required no specific action by the board except for a request by Ms. Wyman that the association reimburse her for the full cost of having a contractor of her

choice do the cooler start up rather than to allow the Association's contractor to complete the spring start up. The Wyman's contractor charged a great deal more than what the Association pays its contractor.

President Fallon explained that it is the established practice of the Association to not reimburse owners for expenses that they incur when they elect to not use the services provided by the Association and, especially when it is not pre-approved. The reimbursement request was denied.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Fred Gray and seconded by Dee Benton to adjourn the meeting at 4:14 PM. *Passed.*