

Harvest Ridge Townhomes Association, Inc.
Board of Directors Special Meeting Minutes
November 19th, 2024

The meeting was held by telecommunications (Zoom) and was called to order at 5:32 PM.

Present were as follows:

Maurice Marks	President
Beatrice Behrens	Vice President
Vicky Penney-Rohner	Secretary
Gary Thompson	Treasurer
Mike Carton	Director at Large
Glenn Ferguson	Director at Large
Derek Patterson	Property Manager

A Board packet was issued to the Board by email before the meeting.

Hearings:

None.

Secretary's Report:

The September 23rd meeting minutes were approved as submitted. The September 25th Annual & Budget meeting minutes were approved with one typo. The September 25th Organizational meeting and October 7th Board meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson reviewed the October 31st finances. Total Cash is \$36,499.78 and Reserves are \$220,889.42. The Cash Disbursement report was reviewed. Reserve funding is on schedule.

Mr. Patterson reviewed the current AGED Receivables report. As of the date of this meeting, 5 owners have not paid the Loss Assessment fee.

Manager's Report:

It was noted that roughly \$44k was paid from Reserves to finish the roofing and stucco project, which will eventually be paid back once collected from the owners noted above.

Old Business:

The owners of 5814 Roy Heights submitted an after-the-fact ACC approval for a Flagstone patio installed in the Common Areas between the buildings. Photographs of the work were reviewed. After a question-and-answer period, a motion was made to approve the request, noting they would be granted a license to encroach onto the Common Area. The motion carried 6-0 in favor.

A new concrete bid (\$18k) was reviewed for 2755 Avalanche Heights related to the concrete movement/settling and RMG Engineering report recommendations. More bids will be sought, and the owners will be contacted to inquire about a new Trex deck vs. concrete.

Mr. Patterson reviewed a legal opinion on the process for amending the Covenants in the future if insurance or other provisions need to be changed.

Mr. Patterson reviewed a maintenance, license, and indemnity agreement drafted by the HOAs law firm, which allows an owner to encroach onto Common Area land. This gives permission to have the improvement there but no ownership of that area. It was agreed to utilize this form if needed in the future. Mrs. Penney-Rohner expressed concern for the HOAs liability in the Common Areas.

New Business:

A draft owner input survey for dues and insurance was reviewed. Once finalized, it was agreed to issue this by email and mail next week.

The owners of 5832 NC submitted a request to extend their front concrete driveway. The ACC reviewed this request but did not approve it with a recommendation to submit it to the Board. The owners stated the request is on hold at this time. No further action was taken.

A bid from Express Paving & Sealcoating for new pothole repairs was reviewed. After a question-and-answer period, a motion was made to approve the bid, which carried 6-0 in favor.

A bid from Brightstone Concrete & Landscaping for a new section of the driveway was reviewed. It was agreed that this project should be placed on hold for now.

Through their tenant, the owners of 5815 New Crossings have not yet submitted their official request for an external parking space accommodation to relocate a current accessible space near the mailbox area to a visitor space near the home.

The 2025 meeting schedule was reviewed and approved, and Mr. Patterson will inquire about locations and bookings.

There being no further business, the meeting was adjourned at 6:50 PM.



Derek Patterson
Property Manager