

Harvest Ridge Townhomes Association, Inc.

Board of Directors Special Meeting Minutes

October 7th, 2024

The meeting was held by telecommunications (Zoom) and was called to order at 5:05 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

Agenda: #1

Parking. Discussion started with the Visitor Parking near 5819 being utilized by a large pickup truck with an accessible parking sign. Legal inquiries about ADA revealed our HOA is not legally required to accommodate such parking spaces. Because the space used is marked as a visitor and not a permanent owner parking space, the BOD directed Derek to inquire about the tenant's parking needs. An email was sent to Derek on October 8, by Vicki Rohner detailing the BOD requirements for the lease agreement from the Landlord and the parking requirements of the tenant, if any. Our management company conducts a monthly overview of our property. We will await a response from the owner of the truck.

Discussion continued regarding Parking issues. Cars are continually parked in a Fire Dept. zone and Visitor Parking. One approach was to attach warning signs to the vehicles, which should only be done by the Property Manager. However, due to the limited space frequently used by residents and visitors alike, the problem is not easily solved. No parking signs could be installed, and enforcing the HOA guidelines is an option. The BOD agreed that the status quo was to continue. All residents are to share the spaces, be courteous of others' needs, and report any issue to the Property Manager.

Agenda #2

Landscaping. There are many problematic areas on the grounds. Many areas have no covering at all. For example, Bea suggested hearty wildflowers in some areas, and Heather's frontage area was noted. Wildflowers on the upper road were discussed, but Gary pointed out that the chemicals from the snow treatments on the road have poisoned the area, as per the landscaper and arborist. Bea and Vicki offered to spread seeds. Due to the continued work along Union Blvd, the area will be left as is until the work has been completed and funding is available to improve the area.

Agenda #3

ACC. It was noted that the ACC functions to assist the BOD in requests for standard items that don't require BOD approval. Such items included awnings, radon systems, satellite dishes, etc. These items have been approved in the past and have instructions/rules clearly defined, and they may be on the website.

Gary reminded us that requests for exterior items should be sent to the property manager before commencing any work. Any items not standard with past approval will be sent to the BOD for

approval. The Property Manager and BOD liaison monitor requests to ensure they are handled per the CCRs.

The floor was open for further general discussions.

Vicki raised the issue of using Roberts Rules of Order. It was noted that this was discussed last year, and the BOD did not feel it was necessary to change the current procedures. Considering that the HOA rules of procedure are based on RRO, there is no need to change. It would be better to serve the community by engaging residents to participate in the running of the community.

Gary then spoke to a question regarding bids on our HOA Insurance Policy. The \$106,000.00 is the current possibility. It was noted that the annual 5% dues increase is not in keeping with the rising costs of insurance and other items. The BOD is working on a plan to allow for increases that may exceed the amount per the CCRs.

A discussion followed concerning Pete's retirement. His son will be taking over the business. Will we look for other bids when the current one will expire?

There was a discussion regarding the asphalt work done this year. It was noted that we have a 2-year warranty. Bea brought up the need for repairs she had noted. There is a pothole on the west side of our access road, along the edge, near the lower end of our property. Attention is also needed to a hole in front of AH 2787. It is requested that the Contractor be called to address the work and set a time for a walk-around to review it.

There being no further business, the meeting was adjourned at 6:08 PM.

Vicky Penney-Rohner

Vicky Penney-Rohner
Secretary