

Harvest Ridge Townhomes Association, Inc.

Board of Directors Meeting Minutes

February 27th, 2025

The meeting was held at Fire Station 14 and was called to order at 5:55 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.

Owner's Forum:

Nothing Submitted.

Secretary's Report:

The November 19th, 2024, and January 14th, 2025, meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson reviewed the December 31st finances. Total Cash is \$40,212.55 and Reserves are \$228,931.45. The Cash Disbursement report was reviewed.

Mr. Patterson reviewed the current AGED Receivables report (3 Homes in Collections). As of the date of this meeting, four owners have not paid the 2024 Loss Assessment fee.

Manager's Report:

An informational letter from Altitude Community Law (ACL) was reviewed, providing information on conducting a Covenant Amendment. The estimated cost for updating the language for dues and insurance is \$1.2k.

Old Business:

Mr. Patterson updated the Board on a solution for the settling stoop and sidewalk at 2755 AH. The original engineering report and repair options were not viable. The owners agreed on this current repair plan. A bid was reviewed for removing the entry stoop and one section of the sidewalk, and another bid was for installing a new Trex deck and black railing system (to replace the stucco walls). A motion was made to approve both bids, which carried 6-0 in favor.

New Business:

The 2025 Tree & Plant Health Care bids were reviewed and are already funded and approved in the budget.

The Board reviewed a legal opinion in relation to a resident's request for an assessable parking space, which would involve moving the current space from the mailbox parking area closer to a space near the home (5815 NC). A discussion followed. It was agreed that the Colorado Civil Rights Division would be contacted regarding this request, and it would be placed on hold.

Mr. Patterson briefed the Board on a settlement offer for a home currently in the Foreclosure process, where the owner's mortgage company was in foreclosure prior to the Association's date. Options from the law firm and the agent representing the owner were discussed. A motion was made to submit a counteroffer of \$9,855.00, but the original offer would be agreed to if that was not accepted. The motion carried 6-0 in favor.

The next meeting will be May 22nd.

There being no further business, the meeting was adjourned at 6:30 PM.

A handwritten signature in blue ink, appearing to read "Derek Patterson", with a horizontal line extending to the right.

Derek Patterson
Property Manager