

Harvest Ridge Town Homes Association, Inc.

Board of Directors Meeting Minutes

April 21, 2021

Due to the COVID-19 Stay at Home order, the April Board of Director's meeting was held by telecommunications (Zoom). The meeting was called to order at 6:12 p.m. Present were as follows:

Gary Thompson	President
Michelle Klingenberg	Vice President
Rick Sorenson	Secretary
Bob Shaw	Treasurer
Beatrice Behrens	Director at Large
Derek Patterson	Z&R Property Management

A Board packet was issued by email before the meeting.

Hearings:

None.

Owner's Forum:

The owners of 2683 Avalanche Heights submitted a request to have a tree sprayed for insects, to be included in the Association's Tree Maintenance program. Documentation was reviewed. The proposal was approved.

Secretary's Report:

The September Annual meeting minutes were reviewed with no changes being made.

Financial Report:

Total assets as of March 31 are \$141,773.24 with \$100,582.31 in Reserves. Operating expenses are \$11,512.00 under budget for the year. Reserves were funded on schedule. The cash balance is high, but prepaid dues account for a third. The Income and Expense Comparative and History of Checks reports were reviewed.

The Aged Receivables report was reviewed.

Manager's Report:

The 2021 Top 10 list was reviewed and the 5-year Reserve Expense Projection. Three more rear decks need repairs/decking, and three have been completed so far. The seal coat project will be scheduled for late May or early June (set as a 3-day project). Pricing will be obtained for private security during this event as vehicles will be displaced each night.

Old / New Business:

There was discussion on a proposed idea to possibly rent a 1-acre section of land belonging to The Farm (Tad Reida), which could be used for a dog park and resident access to the facility. This native area needs considerable cleanup to the trees and grounds. Work will continue to see if a cost share program could be implemented to address the trees at this time.

The Spring newsletter will be drafted for a May release.

It was agreed to host a community-wide garage sale on June 19, 2021, from 8 a.m. to 3 p.m.

The 2021 lawn and snow removal contracts were reviewed/approved.

There was discussion on possibly installing a perimeter fence along the south border, pricing will be obtained for wood and steel.

There being no further business, the meeting was adjourned at 7:02 p.m.

The next scheduled Board meeting is June 16, 2021.



Derek Patterson
Property Manager