

Harvest Ridge Town Homes Association, Inc.

Board of Directors Meeting Minutes

June 10, 2020

A Special meeting was called by Mr. Thompson which was held at 5854 Roy Heights. The meeting was called to order at 2:07 p.m. Present at the meeting were:

Gary Thompson	President
Michelle Klingenberg	Vice President
Bob Shaw	Treasurer
Beatrice Behrens	Director at Large
Absent: Lori Jordan (resigned)	Secretary

Old / New Business:

It was noted an awning had been installed at 5834 Roy Heights without approval. Concerns with its installation were voiced, with the main concern being the wood board that was used to attach the awning to. This board extends beyond the length of the awning and is not aesthetically pleasing. It was agreed to give the homeowner the option, at no guarantee of approval, to paint the board the same color as the trim. A vote would then be taken to determine if this meets with Board approval and could remain as is. If this does not pass Board approval, the homeowner would then be required to remove the awning and submit for approval a new awning installation if so desired.

A motion was made to approve the bid of \$2,492.34 for the addition of a path behind units 5854, 5858, & 5862 Roy Heights as requested by Pete with Rockledge Landscape for improved access to grass area for mowing and other maintenance. Discussion followed. The motion carried unanimously.

The replacement of dead trees and bushes due to the harsh winter was then discussed. Derek at Z&R Properties has sent an email to all homeowners asking homeowners to submit requests for replacement or removal of any dead trees and/or bushes at their home. All were in favor of moving forward with the replacement or removal of any requests received.

The owner of 5832 New Crossing Point has sent an email requesting the repair of the landscaping behind 5820, 5824, 5828, 5832 New Crossing Point. This is an area previously landscaped with mulch. It was noted that the Board had agreed that the HOA would replace all mulch areas with rock, a more permanent landscaping material, but would no longer replace or maintain mulch. If a homeowner does not want rock, the mulch would need to be maintained/replaced by the homeowner. It was noted that the owners of units, 5820, 5824, and 5828 all want to keep the area mulch. A motion was then made to approve the addition of rock at 5832 New Crossing Point only. The motion carried unanimously.

It was then noted that a non-operable vehicle has been parked in the driveway of 2611 Avalanche Heights for months. Gary will email Derek to address this concern.

Because of the recent harassment of a Board member, including a homeowner barging into the Board member's home uninvited, it was noted that, although it was believed a rule existed in the HOA's Rules & Regulations regarding not harassing Board members, none could be found specifically addressing this issue. It was decided that Bob and Gary would draft the verbiage for a

new rule regarding harassment, which would then be submitted to the Board for approval to be added to the Rules & Regulations.

Next, the semi-new evergreen tree behind 5846 Roy Heights was discussed. It was noted that the homeowner did not request nor want this tree; however, a neighbor has recently expressed interest in having this tree. It was decided that the landscape committee would look into moving this tree.

Remaining Board Meetings for the year were then discussed. It was decided that a Board only meeting would be scheduled for some time in August to get with Derek regarding next year's budget prior to the Annual Homeowner meeting. The date for the Annual Homeowner meeting was then confirmed to be September 16, 2020, with the hope that this meeting could still be held in person at the MCM Elegante North Hotel, pending continued easing of COVID-19 restrictions for the gathering of groups and the opening of businesses.

Next item discussed was the painting of the utility boxes attached to the units, with the bid received of \$12,000 presented. It was decided to wait and paint these along with the stucco painting cycle, which is currently scheduled to be in two years.

The rusting that has occurred on the new stair railing that runs along the sides of units 2707 & 2651 Avalanche Heights was then brought up as a concern. Michelle will email Derek to look into this.

The bid for sealcoating the streets in the amount of \$33,173 came in about double what was budgeted. It was suggested to get two more bids. In the meantime, Bob will get with Derek to see where we are at with reserves, as he believes we might be ahead of schedule and could take on a little more for this project.

It was then brought up there is concern that some of the porches with significant drop offs do not have railings. This will be looked into.

Because of the recent resignation of Lori Jordan from the Board, a motion to nominate Rick Sorenson in her place was made. The motion carried unanimously.

There being no further business, the meeting was adjourned at 3:13 p.m.


Michelle Klingenberg
Vice President