

Harvest Ridge Town Homes Association, Inc.
Board of Directors Meeting Minutes
June 16, 2021

Due to the COVID-19 guidelines, the Board of Director's meeting was held by telecommunications (Zoom). The meeting was called to order at 6:02 p.m.

Present were as follows:

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

A Board packet was issued by email before the meeting.

Hearings:

None.

Owner's Forum:

No requests or suggestions were submitted.

Secretary's Report:

The April Board meeting minutes were approved as submitted.

Financial Report:

Total assets as of May 31 are \$155,680.33 with \$111,008.58 in Reserves. Operating expenses are \$14,433.00 under budget for the year. Reserves were funded on schedule. 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.

Work is continuing to secure/replace upper balcony decks.

A water leak through the foundation and cold floor joint was found and repaired at 2690 Avalanche Heights.

The seal coat project is completed, and some touchup work will be conducted at the end of the month.

Pricing was reviewed for installing different fencing options for the south boundary, ranging from \$38k to \$69k.

It was noted the City Stormwater fees would be increasing for the next three years.

There was discussion on the condition of some of the curb/gutter areas on the streets. Replacement will be considered once the deck work is completed, and the finances can be reviewed.

Old / New Business:

It was reported that the back wall of 2698 Avalanche Heights was bowing outward. An investigation confirmed this, and a structural engineer will be sent to inspect and report on the situation.

There was discussion on the rear Flagstone walkways installed on some of the homes on Avalanche Heights, which need to be redone with a proper base/pea gravel. It was agreed to have Rockledge repair the areas at 2675, 2667, 2659, and 2651.

There was discussion on the bids for tree pruning, removal, and cleanup at The Farm parcel adjacent to Avalanche Heights (bids from two different tree vendors); pricing ranging from \$2,450 to \$3,900. Mr. Carton and Mr. Patterson have been working with the owner of The Farm on this project. Discussion followed. It was unanimously agreed to approve the bid for \$3.9k, with work to begin as soon as possible.

There was discussion on looking for other trash service providers when the current contract expires and obtaining recycling pricing for individuals or if recycling was added to the Association contract.

The report of an oversized dog at 5850 Roy Heights was discussed; the owner did respond, and after legal review, a waiver was granted for the dog to remain in the community.

There was a lengthy discussion on amending the Covenants to remove the 40-pound dog weight limit. It was agreed to pursue this process, and draft documents will be created.

There was discussion on implementing a new guideline that would address persons making false complaints in the Association, which could also be interpreted as harassment. Legal counsel will be sought.

There being no further business, the meeting was adjourned at 6:58 p.m.

The next scheduled Board meeting is August 18, 2021.



Derek Patterson
Property Manager