

Harvest Ridge Townhomes Association, Inc.

Board of Directors Meeting Minutes

July 24th, 2025

The meeting was held at Fire Station 14 and was called to order at 6:00 PM.

Present were as follows:

Beatrice Behrens	Vice President
Vicky Penney-Rohner	Secretary
Gary Thompson	Treasurer
Derek Patterson	Property Manager
Excused Absence: Mike Carton	Director at Large
Absent: Glenn Ferguson	Director at Large

A meeting packet was issued to the Board by email before the meeting.

Owner's Forum:

There was a general discussion regarding Limited Common Elements in the Association, with owner requests to use common areas for patio extensions, stairs, etc.

There was a general discussion regarding insurance and the associated challenges with renewal pricing, challenges with budget funding if renewal is not submitted, special assessments, and possibly amending the Covenants to update the insurance and maintenance sections to allow each owner to provide coverage for their home.

Officer Reports:

Ms. Behrens discussed the new landscaping vendor, problems with neighboring fences, and a recent MBU door that was left open.

Mr. Thompson discussed different landscaping challenges for the new vendor, such as irrigation, turf, weed control, and care of the native areas.

Meeting Minutes:

The May 22nd Board Meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson reviewed the June 30th finances. Total Cash is \$27,798.25 and Reserves are \$245,563.94. The Cash Disbursement report was reviewed.

Mr. Patterson reviewed the current AGED Receivables report.

The 2024 Tax Returns were reviewed.

Manager's Report:

The draft 2026 Budget was reviewed, and with a 5% increase, the budget fell short of balance by \$8.5k. Numerous line items were discussed with a question-and-answer period from the members. A motion was made not to renew the Umbrella policy and to reduce Reserve funding by roughly \$7.3k to balance the budget, which carried 3-0 in favor. It was further agreed to inquire into higher deductibles (all peril from \$10k to \$25k, and others at \$2.5k).

The yearly fire hydrant flow testing results were reviewed.

A cease & desist letter was reviewed and issued in June by the Association's law firm to Unit COSHARGT122.

Old Business:

A draft of a new Resolution (Procedure for Reasonable Accommodation and Modification Requests) was reviewed. A question-and-answer period followed. A motion was made to approve the policy, which carried 3-0 in favor.

New Business:

The owners of 2651 AH submitted a request to replace a bush at their expense. The request was approved.

The Collection Policy was updated to reflect changes to comply with new state laws. A question-and-answer period followed. A motion was made to approve the policy, which carried 3-0 in favor.

Mrs. Penney-Rohner asked if the other Board members would sign the Board Member Application form for 2024, which will be emailed to everyone after the meeting. A motion was made to approve sending the form, which carried 2-1 in favor.

The next meeting will be September 24th – the Annual & Budget meetings at 6 PM.

There being no further business, the meeting was adjourned at 7:14 PM.



Derek Patterson
Property Manager