

# Harvest Ridge Town Homes Homeowners Association, Inc.

## Board of Directors Meeting Minutes

### August 19, 2020 (July meeting rescheduled)

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Due to the current COVID-19 Safer at Home order, the Board of Directors meeting was held by telecommunication and was called to order at 6:05 p.m. A Board packet was emailed prior to the meeting.

Present at the meeting were:

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

#### **Hearings:**

None.

#### **Owner's Forum:**

The owners of 5847 New Crossings Point submitted a letter with different questions and/or concerns, which were addressed.

#### **Secretary's Report:**

The April 15<sup>th</sup>, June 10<sup>th</sup> and July 22<sup>nd</sup> Board meeting minutes were approved as written.

#### **Financial Report:**

Total assets as of July 31<sup>st</sup> are \$145,537.14 with \$114,535.56 in Reserves. Operating expenses are \$10,963.00 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 Top 10 list was reviewed.

The 2020 Painting Cycle was completed.

The bids for street repairs, crack filling and sealcoating were reviewed. Three options were noted for repairing the cuts across the street (milling, infrared heating, and Mastic).

Discussion followed. A motion was made to approve the bid from Seal Coat Specialties which carried 5-0.

The 5-year Reserve Expense Projection was reviewed, which forecasted future projects out to 2025. Discussion followed on the Reserve funding status for each year and what impacts that amount has on the projected year-end Reserve balance. It was agreed to use the funds for this year's new fence project and re-allocate that for the landscaping freeze damages (bushes/trees).

Mr. Shaw and Mr. Patterson reviewed the 2021 draft budget, which was balanced with the dues at \$200/month. Numerous line items were reviewed focusing on what expenses were changed for next year. Insurance will be looked at (renews in November) as it is the largest expenditure for the year. A question and answer period followed. After discussion, a motion was made to approve the budget with the dues at \$200/month which carried 5-0.

**Old / New Business:**

It was noted that Mr. Sorensen's Board term is expiring at this year's annual meeting (he was appointed mid-year). He agreed to volunteer to serve another term. There was discussion on the Annual meeting which will be held by Zoom and residents will be able to vote live during the meeting if they do not wish to mail in their proxy.

The Annual meeting is tentatively scheduled for September 16, 2020 at 6 p.m.

There being no further business, the meeting was adjourned at 6:47 p.m.



Derek Patterson  
Property Manager