

Harvest Ridge Townhomes Association, Inc.

Board of Directors Meeting Minutes

August 24, 2022

The meeting was held at the office of Z&R and was called to order at 6:00 p.m. Present were as follows:

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

A Board packet was issued by mail before the meeting.

Hearings:

None.

Owner's Forum:

Questions and comments were taken from the members present. A request was made to provide telecommunication access to future Board meetings. A reoccurring Zoom link will be created and provided for anyone requesting it.

Secretary's Report:

The June meeting minutes were approved as submitted.

Financial Report:

Total assets as of July 31 are \$162,808.21 with \$128,298.28 in Reserves. Operating expenses are \$109.76 over budget for the year but the monthly reserve transfer is not yet completed (\$5.8k). The Income Statement and Cash Disbursement reports were reviewed.

The Aged Receivables report was reviewed (5-homes).

Mr. Shaw and Mr. Patterson presented the 2023 draft budget, which provided a \$2,681.00 shortage and did not balance. Numerous line items were reviewed with explanations for either increases or decreases. The primary increases were for Insurance, Landscaping, Trash and Lawn Contract. It was noted the new Reserve Study is not yet completed so the yearly funding rate will be the same. Discussion followed with a question-and-answer period. A new line item for Contingency was added to help offset any operational line items for the year and \$8k was added for Lawn Contract to add a second service day for the growing season. A motion was made to approve the budget at \$235/home. The motion carried 4-0 in favor.

Manager's Report:

The 2022 Top 10 list was reviewed.

It was noted there are 12 more decks that need to have the support posts and outer fascia boards inspected/repared (including the stone support wraps); estimated cost is \$60k. This project will be added to the SmartProperty software for future budgeting.

Mr. Patterson reviewed the updated set of Covenants and Ballot for the proposed amendment project, reviewing the voting process and timelines. This project will be introduced at the Annual meeting to determine community support.

Old / New Business:

Mr. Canton submitted a request for roof-mounted solar panels (black in color, with either 15 or 19 panel in total). It was noted that any exterior conduit or equipment has to be painted to match the body color of where it sits, and any roof leak issues would be that of the owners. The request was approved 3-0 in favor with one abstention.

Mr. Canton submitted a second request to install a concrete rear patio extension, which would extend into the current dirt/mulch/rock area by 2.5' on one side and 7' on the other. This was a revised request from the last meeting. A question-and-answer period followed. The request was approved 3-0 in favor with one abstention.

The owners of 5870 Roy Heights submitted a letter explaining what actions they have taken to remedy numerous violations.

The 2023 Trash contract renewal was reviewed. Mr. Patterson will inquire if smaller toters are available for trash or recycling. Other bids were obtained, and it was agreed to renew with the current provider for next year.

A representative from Xfinity (Owner Compensation) submitted a letter stating the Association was overpaid on the revenue share agreement since 2018; and a refund was requested. The matter will be turned over to the Association's law firm for advice on how to proceed.

There was discussion if owners are allowed to have a propane fire pit or other similar device that is not wood burning but does have an open flame. The Rules were reviewed, and it was approved to remove the "open flame" content and add a new bullet which allows for propane fire pits and similar devices on patios, balconies, etc.

There being no further business, the meeting was adjourned at 7:32 p.m.



Derek Patterson
Property Manager