

# Harvest Ridge Townhomes Association, Inc.

## Board of Directors Meeting Minutes

### August 21<sup>st</sup>, 2024

---

The meeting was held at the East Branch Library and was called to order at 5:09 PM. Present were as follows:

|                  |                   |
|------------------|-------------------|
| Mike Carton      | President         |
| Gary Thompson    | Vice President    |
| Maurice Marks    | Secretary         |
| Beatrice Behrens | Treasurer         |
| Kathy Osberg     | Director at Large |
| Derek Patterson  | Property Manager  |

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

#### **Hearings:**

None.

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

The May 15<sup>th</sup> and July 18<sup>th</sup> meeting minutes were approved as submitted.

#### **Financial Report:**

Mr. Patterson reviewed the July 31<sup>st</sup> finances. Total Cash is \$80,435.27 and Reserves are \$203,817.95. Operating expenses are \$9,034.68 over budget (primarily from Snow Removal and Audit & Tax Services). The 2022 Audit was finally completed and paid, and that vendor was terminated. The Cash Disbursement report was reviewed. Reserve funding is on schedule.

Mr. Patterson reviewed the current AGED Receivables report. A new Loss Assessment has been posted, increasing the amount due, but the payment date is 30 days out. As of the date of this meeting, 49 owners have paid the fee.

The 2022 Audit was reviewed, and no discrepancies were noted.

Ms. Behrens and Mr. Patterson presented the 2025 draft budget, which provided for a dues increase of 5%; the current CPI is 3.2%. Numerous line items were reviewed with explanations for either increases or decreases. The primary increase was for Insurance). Discussion followed with a question-and-answer period from the membership. A motion was made to approve the budget, which carried 5-0 in favor.

#### **Manager's Report:**

The 2024 Top 10 List was reviewed.

#### **Old Business:**

A bid was reviewed to consider removing the turf grass along Union Blvd. in the public right of way. This bid is for panning purposes only, and no action has been taken. This area could also be converted to native grasses.

An engineering inspection and recommendation are sought for settled concrete at 2755 AH.

Mr. Patterson reviewed a legal opinion on the process for amending the Covenants about a possible process in the future if the insurance provisions need to be changed, and a question-and-answer period followed, focusing on future costs, coverage, and homeowners possibly funding building coverage. No further action was taken.

**New Business:**

The owners of 5823 NC submitted a request to have the accessible parking space near the mailboxes relocated closer to their home, where a guest space could be changed out. The owner's resident truck does not fit wholly in the current space, which impedes the sidewalk. After discussion, a motion was made to swap the two spaces which carried 4-0 in favor with 1 abstention (Mrs. Osberg).

Mrs. Osberg wished to discuss the history and how the Rules were updated to allow for hot tubs, stating that previously, two residents were told to relocate their hot tubs from the patio. She further noted that three Board members have hot tubs on their patios. It was noted that Mrs. Osberg filed complaints with Pikes Peak Regional Building to determine if permits were obtained for these units. Mrs. Osberg then stated she would table the discussion at the Annual meeting.

A bid was sought for the landscaping contract for next year. After review and discussion, it was agreed to remain with Rockledge Landscaping.

There was a discussion on the two expiring Board terms for next month's meeting. Ms. Behrens and Mr. Carton both stated they would run for another term.

A request was submitted to install a stop sign at the south corner of Avalanche Heights and Roy Heights. The request was approved.

It was stated that the Board would go into an executive session to discuss the conduct and actions of Mrs. Osberg concerning a situation involving contractor interference and harassment of the owner of 2715 AH regarding a patio extension project. Mrs. Osberg stated she would not attend if her husband could not be present and left the meeting.

The Board reconvened the meeting and agreed to obtain a legal opinion on the resident's use of an accessible space when the resident's vehicle will not fit in the garage or driveway, which conflicts with the current Rules for resident parking.

The next meeting will be on September 25<sup>th</sup> at the MCM Elegante Hotel.

There being no further business, the meeting was adjourned at 6:19 PM.



Derek Patterson  
Property Manager