

# Harvest Ridge Town Homes Homeowners Association, Inc.

## Board of Directors Meeting Minutes

### April 17, 2019

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A Board of Directors meeting was held at Z&R's office and was called to order at 6:00 p.m.  
Present at the meeting were:

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

#### **Hearings:**

None.

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

Mrs. Espy reviewed a list of questions and/or concerns. Answers were provided.

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

The January Board meeting minutes were approved as written.

#### **Financial Report:**

Total assets as of March 31<sup>st</sup> are \$85,784.99 with \$67,114.24 in Reserves. Operating expenses are \$5,434.00 under budget for the year. Reserves were funded on schedule plus an additional \$8,000.00 from January. The Income and Expense Comparative and History of Checks reports were reviewed.

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

The updated 2019 Top 10 list was reviewed and the 5-year Reserve Expense Projection.

Mr. Patterson reviewed Z&R's "fee schedule" for administration costs for 2019 also known as Attachment B. It was also stated if Z&R's American Express credit card is used to purchase items for the Association, there are points earned. It was also noted if any Board member credit cards are used, points may be earned. The fee schedule was approved, and any points earned for the card holder were ok.

**Old / New Business:**

There was discussion on parking violations and problems with residents parking on the streets overnight. It was agreed to issue a spring newsletter with numerous Rule reminders.

Two bids were reviewed for the 2019-2020 Paint cycle. After discussion, a motion was made to approve the contract with DeCarlo Painting which carried 3-0. A community map was reviewed, and it was agreed to paint the western half of the community for 2019 [20 homes].

The 2019 lawn contract was reviewed/approved.

There being no further business, the meeting was adjourned at 6:46 p.m.



Derek Patterson  
Property Manager