

Harvest Ridge Town Homes Association, Inc.

Board of Directors Meeting Minutes

April 27, 2022 (moved one week)

The meeting was held at Z&R's office and was called to order at 6:02 p.m. Present were as follows:

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

A Board packet was issued by mail before the meeting.

Hearings:

None.

Owner's Forum:

A request was made to remove the dead trees in the City Right of Way along Union Blvd., which was approved. No new trees will be installed.

Secretary's Report:

The September organizational meeting minutes were approved as submitted, and the September Annual meeting minutes were reviewed with no changes.

Financial Report:

Total assets as of March 31 are \$146,153.96 with \$114,319.64 in Reserves. Operating expenses are \$592.72 over budget for the year (primarily due to Snow Removal, Insurance, and Landscaping). Reserves were funded on schedule. The Income Statement and Cash Disbursement reports were reviewed.

The Aged Receivables report was reviewed.

The recent revenue share payments from Xfinity were reviewed.

Manager's Report:

The 2022 Top 10 list was reviewed.

Old / New Business:

There was a discussion on the proposed Covenant Amendment project, and now we have an editable document to proceed with. Mr. Patterson will work on noting the changes in the master document.

There was discussion on the landscaping status adjacent to the rear patio areas (currently mulch or exposed dirt areas). It was noted that the Association would install only new rock, and if residents wished to have fresh mulch replaced, they must pay for it. Bids will be sought to have all 11 areas rocked for budget/planning purposes.

The contract with Waste Connections was reviewed and approved last fall for another year.

Mr. Patterson discussed the need for a new Reserve Study and online software access, which gives the end-user full adjustability of the report (1-year contract for access). Discussion followed. A motion was made to approve the study and access, which carried 5-0 in favor.

There being no further business, the meeting was adjourned at 7:18 p.m.

A handwritten signature in blue ink that reads "Derek Patterson".

Derek Patterson
Property Manager