

**Harvest Ridge Townhomes Association, Inc.**  
**Board of Directors Meeting Minutes**  
**May 17, 2023**

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The meeting was held at the East Branch library in the Annex room and was called to order at 5:02 PM Present were as follows:

Mike Carton	President
Gary Thompson	(via Zoom) Vice President
Rick Sorenson	Secretary
Bob Shaw	Treasurer (by phone)
Beatrice Behrens	Director at Large
Maurice Marks	Director at Large
Derek Patterson	Property Manager

There were no owners present via Zoom. Six owners were present in person.

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

**Hearings:**

None.

**Owner's Forum:**

The owner of 2619 AH inquired into possibly changing out some of the landscaping rock around his home. It was noted this larger rock could be used for another project on New Crossings; a new replacement rock will need to be sought.

**Secretary's Report:**

The January and February Board meeting minutes were approved as submitted.

An ATWAM email vote was taken in March to approve two landscape rejuvenation projects, 6-0 in favor.

An ATWAM email vote was taken in April to approve the 2023 lawn contract, 6-0 in favor. A copy of the signed contract was in the packet.

**Financial Report:**

Mr. Patterson reviewed the March 31<sup>st</sup> finances. It was noted the transition work to move over information from ZR Cinc to RC Cinc has not been completed. Total assets are \$195,515.82 with \$165,968.70 in Reserves. Operating expenses are \$11,675.23 under budget and the Cash Disbursement report was reviewed. Mr. Patterson reviewed the April Cash Disbursement report.

The Aged Receivables report was reviewed (1 home is in the legal collection process).

## **Manager's Report:**

The 2023 Top 10 List was reviewed.

The landscaping rejuvenation project at 2619 AH is still open and the Board will meet on-site next week to finalize the specification for the landscaping rejuvenation behind 5828-5832 NC.

The SmartProperty list is continuing to be updated.

## **Old Business:**

A bid was reviewed to crack fill the open joints across the streets and to sealcoat last fall's repair work. After discussion, a motion was made to approve the bid which carried 6-0 in favor.

The yearly fire hydrant testing bid was approved 6-0 in favor.

## **New Business:**

The owners of 2723 AH submitted a request to the Board to consider changing the meeting time. Discussion followed, and it was agreed to keep the time at 5 PM.

The owners of 5828 NC submitted a letter to Mr. Carton, which will be placed in the owner's file; no further action is needed.

The next meeting will be August 16<sup>th</sup> at the East Branch library.

The Spring newsletter was reviewed.

It was noted there are four extra garage light fixtures that were being stored at Derek's office; they will be given to Beatrice for future storage.

There being no further business, the meeting was adjourned at 6:18 PM.



Derek Patterson  
Property Manager