

Harvest Ridge Town Homes Association, Inc.
Board of Directors Meeting Minutes
June 15, 2022

The meeting was held at Z&R's office and was called to order at 6:05 p.m. Present were as follows:

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| Gary Thompson | President |
| Michael Carton | Vice President |
| Rick Sorenson | Secretary |
| Bob Shaw | (via Zoom) 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 resident inquired into the protocols if the Association were to provide any financial expense for an outside agency or neighbor project (relating to the previous Farm mitigation/tree work).

Secretary's Report:

The April meeting minutes were approved as submitted.

Financial Report:

Total assets as of May 31 are \$150,620.17 with \$122,454.93 in Reserves. Operating expenses are \$1,478.82 over budget for the year (primarily due to Snow Removal). Reserves are funded on schedule. The Income Statement and Cash Disbursement reports were reviewed.

The Aged Receivables report was reviewed (10 homes). Several are entering the Collection Process.

The recent revenue share payment from Xfinity was reviewed.

Manager's Report:

The 2022 Top 10 list was reviewed.

Two owners submitted requests to have bushes removed for wildfire mitigation.

Old / New Business:

Mr. Canton submitted several ACC requests which in the interest of time, were reviewed by the Board at the meeting. The following items were approved: hot tub, small awning, a/c condenser, flowers/artificial flowers in the rocks and a temporary fence at the lower patio. A patio extension request was discussed noting the concrete would extend out from the existing patio roughly 4' up to 16'. There was discussion if the area outside the physical patio is Common or part of the owner's lot. The Plat will be checked and if there is space outside the boundary of the structure, the request is approved, but if the boundary is the structure, it is denied. Mr. Patterson will investigate and notify the owner and the Board.

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 was a discussion on possibly amending the Rules for quiet hours noting the City has an ordinance which states 7 PM to 7 AM. It was agreed to leave the times at 10 PM to 8 AM.

A black VW car was stickered for illegal parking as the owner resides in the Lynmar Apartments.

Mr. Patterson is set to meet with the engineer in late July to finalize the Reserve Study.

It was agreed to move the August 17th meeting to August 24th.

There being no further business, the meeting was adjourned at 7:05 p.m.



Derek Patterson
Property Manager