

# Harvest Ridge Townhomes Association, Inc.

## Annual & Budget Meeting Minutes

### September 24, 2025

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The Annual & Budget Meetings were held at the MCM Elegante Hotel. The Annual Meeting was called to order at 6:00 p.m. Present at the meeting were:

Beatrice Behrens	Vice President
Vicky Penney-Rohner	Secretary
Gary Thompson	Treasurer
Mike Carton	Director at Large
Derek Patterson	Property Manager
Absent: Glenn Ferguson	Director at Large

**Homeowners Present:** A quorum was present [16 required]; a total of thirty-seven (37) homes were represented, with ten (10) Directed Proxies, and twenty-seven (27) in person. Mr. Patterson conducted check-in and roll call at the door.

The Board of Directors and Mr. Patterson introduced themselves to the membership. The 2024 Annual Meeting minutes were approved as submitted.

Ms. Behrens presented the **President's Report**. Items discussed were the new landscaping company, insurance renewal and the budget. Mr. Thompson also discussed HO-6 owner insurance coverage, landscaping, irrigation and snow removal for the upcoming season. It was noted the new vendor will need more time to get familiar with the community.

The next order of business was the **Election**. There was one (1) volunteer for the one expiring Board position. Ms. Espy introduced herself. Being the election was not contested, a motion was made to elect Ms. Espy by acclamation, which carried unanimously.

#### **Unfinished / New Business:**

The floor was opened for general discussion. There being no further business, the meeting was adjourned at 6:08 p.m.

The **Budget Meeting** was called to order at 6:11 p.m.

Mr. Patterson and Mr. Thompson presented the **2026 Budget**.

The budget provided a dues increase of \$14.00 a month to balance the budget. The budget votes were counted, and the budget was passed in the absence of a majority no/veto vote. Mr. Patterson reviewed the status of bids for insurance carriers and actions the Board took to help reduce premiums (higher deductibles, removing the Umbrella policy renewal, moving the D&O and W/C policies to Farmers – bundle savings, etc.). As of the date of the meeting, these changes are estimating renewal savings from \$138k down to \$119k; with the estimated 2026 budget of \$110.8k. Current finances are \$15k in Cash operating and \$264k in Reserves.

There being no further business, the meeting was adjourned at 6:40 p.m.



Derek Patterson  
Property Manager