

# Harvest Ridge Townhomes Association, Inc.

## Organizational Meeting Minutes

### September 24, 2025

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In accordance with the Bylaws, Article IX, Section (2), the Board of Directors meeting was held at the MCM Elegante Hotel.

The meeting was called to order at 6:55 p.m. Present at the meeting were:

Beatrice Behrens	Vice President
Mike Carton	Director at Large
Vicky Penney-Rohner	Secretary
Kathy Espe	Director at Large
Derek Patterson	Property Manager

The following positions were established by unanimous vote:

<u>Name</u>	<u>Office</u>	<u>Term Expiration</u>
Beatrice Behrens	President	2026
Mike Carton	Vice President	2027
Vicky Penney-Rohner	Secretary	2027
Kathy Espe	Treasurer	2028
Glenn Ferguson	Director at Large	2026

#### **New Business:**

Mr. Patterson reviewed the initial unofficial renewal pricing from Farmers and noted other bids are still being sought, the renewal is November 1, 2025.

The July 24<sup>th</sup> meeting minutes were reviewed as the Action Taken Without a Meeting did not pass. Mr. Thompson noted he did not vote to sign the 2024 Board Member Application, so that vote will be updated to show 2-1 in favor.

Bids were sought to replace the western wood perimeter fence (end of Avalanche); and the best price was \$5.1k. This section is roughly 105' long. Determining who installed the fence originally could not be verified, but the west neighbor offered to split the cost equally with our HOA. A motion was made to approve \$2,575 for our portion (which will be a stand-alone contract for one half); the motion carried 4-0 in favor.

The 2025-2026 Snow Removal contract with Robertson's was reviewed. Snow accumulation depths to begin removal were discussed. It was agreed to use two (2") inches for all surfaces in the community. A motion was made to approve the contract which carried 4-0 in favor.

Mr. Carton asked if the Association needed the recently approved Reasonable Accommodation Policy and discussed the pros and cons of the policy. After a discussion a motion was made to keep the policy in place, which carried 4-0 in favor.

A resident submitted a request regarding a front yard Crabapple tree that is stressed, needs pruning and volunteers removed; if the Board would pay for an Arborist to prune and deep root fertilize it (\$345). A motion was made to approve the request, which carried 4-0 in favor.

A resident submitted a request regarding the rocks around his home, and if the Board would allow him to move some rocks from the front yard to the back, and have other rock removed along his home and stored for future use somewhere else in the community. A motion was made to approve the request, which carried 4-0 in favor and the rocks will be placed in the native grass at the top of Roy Heights.

It was noted that Mr. Ferguson has missed Board and other meetings, without being excused. He will be asked if he wishes to resign from the Board.

There being no further business, the meeting was adjourned at 7:25 p.m.



Derek Patterson  
Property Manager