

# Ptarmigan Ridge Filing 6 Homeowners Association

## Annual Meeting Minutes

November 7, 2018

Meeting minutes were approved at the  
November 4, 2019 Annual Meeting.

Meeting began at 6:02 pm.

### Introduction of Board of Directors:

Board Member: Dave Valentine  
Board Member: David Girard  
Board Member: Phil Herrera

Members present: David & Dawn Girard, Phil & Kitty Herrera, Dave & Carol Valentine, David Aragon, Don Strong, Tom Dykstra, Steve & Kim Morelli, Chris Howell and Paul Howard

- Quorum was met [2 required; 9 properties were represented in person]

### Introduction of Heritage Property Management team:

David Caldwell & Elizabeth Marvin

2017 Minutes were approved. M/S/C [Approved minutes will be posted to website.]

### Old/Unfinished Business

- Discussion on Irrigation pond maintenance agreement with Ptarmigan Pointe HOA.
  - The HOA would like to have a written agreement to clarify who is responsible for what and how the cost will be divided.
  - The pond is for the use of each HOA. Each HOA should pay for an equal share of the usage based on the number of homes contained in the HOA.
  - HPM will contact Ptarmigan Pointe HOA Board of Directors with a proposed agreement.
- Discussion on repairing the old irrigation pump motor in order to have a spare on hand. It will cost \$800 to have it rebuilt by Stouts Electric. Motion to have the motor repaired for a standby. M/S/C.
  - 1 homeowner opposed, concerned that a second bid was not gathered for comparison on cost. It was noted that any additional bids would incur additional charges.

### New Business - None

### Presentation of 2019 proposed budget.

- Add \$800 to irrigation system expenses.
- The pump replacement was paid out of the 2018 budget
- Proposed budget approved with the addition of \$800 to the Irrigation line item. M/S/C [Approved budget will be posted on website]

Nomination and election of Board Members:

- Dave Valentine, David Girard, and Phil Herrera offered to continue serving on the Board.
- Nominations from the floor were opened. None were received.
- Vote to approve the slate of candidates as presented. M/S/C

The meeting adjourned at 6:40 pm.

Minutes taken by  
Elizabeth Marvin  
Heritage Property Management