

Ptarmigan Ridge Filing 6 Homeowners Association

Annual Meeting Minutes

December 21, 2020

Meeting began at 6:06 pm.

Introduction of Board of Directors:

Board Member: Dave Valentine (absent)
Board Member: David Girard
Board Member: Phil Herrera

Members present: David & Dawn Girard, Phil & Kitty Herrera, Lynn Shoger, Steve & Kim Morelli, Andrew & Shannon Gerdes, Tom Dykstra and Laurie Howell.

- Quorum was met [2 required; 7 properties were represented in person or by proxy]

Introduction of Heritage Property Management team:

David Caldwell & Elizabeth Blevins

2019 Minutes were approved. M/S/C [Approved minutes will be posted to website.]

Old/Unfinished Business - None

New Business

- Discussion on pond liner.
 - When the HOA dredged the pond a tear in the liner was discovered.
 - The liner was repaired and is not leaking at this time, however it will need to be replaced in the next 3 years.
 - The liner is approximately 25 years old
 - The cost will need to be discussed with Ptarmigan Pointe. Kathy Hansen (from Ptarmigan Pointe) has gotten a bid, however it is only good for 90 days. The bid is approximately \$10,000 and will only cover the liner itself. The HOA will also need to have significant dirt work done in conjunction with this project.
 - The total cost will likely be approximately \$25,000 to \$30,000 and will be split with the Ptarmigan Pointe HOA.
 - The vendor who made the repair and submitted the current bid is H&H Lining.
 - The new liner will last longer.
 - Question if there could be fines from the irrigation district if this is not addressed - likely not. The HOA is at the end of the line and is not impacting anyone.
 - The neighboring property owner has sensors on his property that will alert if there is a leak.
 - Comment that a committee could work together on this project. (at least 4 members to gather bids in the next 6 months.)
 - Ptarmigan Pointe plans to have a one time assessment.

- Suggestion that Ptarmigan Ridge may be able to spread the assessments out over a few years.
- Mr Evans will also need to be included in this assessment.
- The HOA should have 3 bids for the line as well as the dirt work.
- HPM will draft a letter to make owners aware of this issue/project as well as request volunteers to serve on the pond committee.
- Question if the pond could be monitored to discover how much water is leaking. Clarification that there is not currently a leak as it was repaired.
- Suggestion that the liner replacement be performed before or after the irrigation season and that vendors be in place as early as possible.
- Paul Howard put a new roof on the pumphouse and some other owners volunteered to paint it. This project has been completed.
- Question if anything has been collected from Mr. Evans. Nothing that HPM is aware of.

Presentation of 2021 proposed budget.

- Comment that the HOA should end the year with approximately \$1,000 in the bank.
- If there are irrigation issues the HOA has parts on hand to make repairs.
- Budget was approved as written. M/S/C [Approved budget will be posted on website]

Nomination and election of Board Members:

- Dave Valentine, David Girard, and Phil Herrera are all willing to continue serving on the Board however would give up their spot if any other owners would like to serve.
- Floor was opened for nominations. None were received.
- Vote to approve the slate of candidates as presented. All in favor, none opposed.

The meeting adjourned at 6:39 pm.

Minutes taken by
Elizabeth Blevins
Heritage Property Management