

Park Ridge Townhomes Homeowners Association

Annual Meeting Minutes

January 27, 2022

Meeting began at 5:56 pm.

Introduction of the Board of Directors:

Judy Shoffner (Resigned)

Marilyn Montoya (Resigned)

Members present: Alice Bensley, Marilyn Montoya, Jack & Judy Shoffner, Bob & Mim Rapp, Lee Bemis.
3 proxies received. [Quorum was achieved.]

Introduction of Heritage Property Management (HPM) Team:

David Caldwell and Barbara Butzen

2021 Annual Meeting Minutes were approved. Motion/Second/Carried.

Old/Unfinished Business: None

New Business:

➤ Projects for the up-coming year.

- There is a dead tree at 533 that needs to be removed.
- Maple Leaf contract for 2022 increased from \$8700.00 to \$8890.00
- The retaining wall and spring in the back of 529 and 531 is in need of attention.
- Request to have an engineer assess water and retention walls for a solution to the deterioration and movement of the hill and dirt in that area.
- Inquiries to have the road resurfaced has been ongoing for the past 6 years, Judy will continue to pursue.
- Irrigation system still failing, vendors are unresponsive for submitting bids to repair.
- The French Drain is taken care of by Elite Plumbing. Arrangements will be made for clean out twice a year, May/June and October/November.

2022 Budget:

- 2022 budget approved with revisions for the increase of the landscape contract for 2022. HPM will put on the website. M/S/C 0 opposed.

Election of Board Members:

- All of the current Board members have resigned.
- Floor opened for nominations - None received - Floor closed

Open Discussion:

- Andy @ Maple Leaf to be contacted for snow removal.
- Comment that paint is flaking off of the trim on two specific garages, remedy is to replace said trim.

The meeting adjourned at 6:26 pm.

Minutes taken by
Barbara Butzen
Heritage Property Management