

Park Ridge Townhomes Homeowners Association

Annual Meeting Minutes

January 17, 2019

Meeting began at 6:02 pm.

Meeting minutes approved at
the January 23, 2020 meeting.

Introduction of the Board of Directors:

Bob Rapp [proxy]

Judy Shoffner

Marilyn Montoya

Members present: Lee Bemis, Harlan & Alice Bensley, Marilyn Montoya, Kathi Pewters, Jack & Judy Shoffner. 5 proxies received. [Quorum was achieved.]

Introduction of Heritage Property Management (HPM) Team:

David Caldwell and Elizabeth Marvin

2018 Annual Meeting Minutes were approved. M/S/C.

Old/Unfinished Business

- French Drain- overflow runs into the street. Some areas need to be evaluated as they may be clogged.
- Discussion on the water issue between 535 and 536. The new landscaper will address this issue
- Comment that the batteries need to be changed in the smoke detectors.
 - This will be the individual homeowners responsibility.
 - In the past the HOA has scheduled someone to come out to take care of this and each individual homeowner has paid for their unit.
 - Each unit has one that is difficult to reach
- Weeds were removed from the fence area between the HOA and the neighboring property. The weeds are unsightly and need to be controlled. This will need to be addressed by the landscaper of the property owner.
- Discussion on coolers
 - The HOA will schedule Elite Plumbing to start up and shut down each unit. *Note* that the HOA does not pay for the replacement pads for the Breezair units.
- HOA will need to have the gutters cleaned and make sure that they are properly installed. One homeowner reports that there is a leak between the gutter and the roof onto the patio area.

New Business- None

2019 Budget

- 2019 HOA dues will be increased to \$185 per month (retroactive for January)
- \$20 per month increase
- No increase last year due to the roof replacement
- The increase will be allocated to replace trees, upgrade the landscaping and replace rocks
- The Board has the authority for this increase, however they would like the approval of the membership.
- Comment that the street belongs to Mesa County. The HOA is not responsible to maintain. (cracks were filled a few years ago)
- M/S/C that 2019 budget be approved. HPM will put on the website.

Election of Board Members

- Judy, Marilyn and Bob all volunteered to continue
- Floor was opened for nominations - none were received
- A "thank you" from the membership for what the Board does for the HOA
- Vote of confidence for the current directors to continue. All in favor, none opposed

The meeting adjourned at 6:43 pm.

Minutes taken by
Elizabeth Marvin
Heritage Property Management