

Ptarmigan Ridge Filing 6 Homeowners Association

Annual Meeting Minutes

November 4, 2019

Meeting began at 6:03 pm.

Meeting Minutes were approved at the
December 21, 2020 Annual Meeting.

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, Tonya Gabardi, Lynn Shoger, Dan & Caryn Grisham, Steve & Kim Morelli, and Paul Howard. 2 Proxies were received.

- Quorum was met [2 required; 10 properties were represented in person or by proxy]

Introduction of Heritage Property Management team:

David Caldwell & Elizabeth Marvin

2018 Minutes were approved. M/S/C [Approved minutes will be posted to website.]

Old/Unfinished Business

- The extra irrigation motor was rebuilt and is stored at Phil's house.

New Business

- Discussion on the roof on the pumphouse.
 - Will need to be discussed with Ptarmigan Pointe HOA.
 - Should not be a great cost.
 - Paul Howard will provide a bid and may have some extra shingles.
 - A metal roof would cost more, however it may last longer.
- Discussion on the cattails in the pond.
 - They may need to be removed before the water comes in for the season.
 - The HOA will never entirely get rid of them, however there seems to be more this year than in years past.
- Neighborhood concerns
 - There have been some issues with graffiti as well as some vehicles in the area being broken into over the past few weeks.
 - Comment that it may help to have more police patrols.
 - Owners who are home should also keep an eye out and write down license plate number.

Presentation of 2020 proposed budget.

- Question is the proposed deficit would come out of the checking account. It would unless the expenses did not come to the proposed/budgeted amount.

- Electricity was less in 2019 due to the fact that the pumps were not left on all day. There was a scheduled put in place for the pump.
- Question about the management fee. The income line does not match the expenses line. The HOA pays \$250/month for management for a total of \$3,000/year. The income is set for \$150/unit for a total of \$2,400/year.
- 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 offered to continue serving on the Board.
- Floor was opened for nominations. None were received.
- Vote to approve the slate of candidates as presented. All in favor, none opposed.

Open Forum:

- Suggestion that the HOA have a sign to be posted when the water is off.
- Comment that an email could also be sent to notify owners.
- Correspondence would be best emailed vs mailed.
- HPM will work with owners to compile an email list of owners.

The meeting adjourned at 6:29 pm.

Minutes taken by
Elizabeth Marvin
Heritage Property Management