MINUTES OF THE BOARD OF DIRECTORS MEETING OF GARFIELD MOUNTAIN TOWNEHOMES ASSOCIATION, INC.

CALL TO ORDER – The Board of Directors held their regular meeting on August 9, 2016 via teleconference. Notice of the meeting was given to Heritage Property Management via e-mail on 8/4/16. The meeting was called to order at 6:01 p.m. by Joe Hendrickson.

PRESENT – A quorum was declared based on the presence of the following Directors in attendance: Joe Hendrickson, Kathleen Threet, and Corry Mihm.

PREVIOUS MINUTES - Minutes of Annual meeting were approved via e-mail previously.

FINANCIAL REPORT
- Invoices reviewed and discussed
- Financial report based on balances thru July 2016
- Collections

UNFINISHED BUSINESS
- Landscaping Bids - Reviewed the remainder of the bid from Great Western to trim trees and shrubs in the fall. Will ask them to do another application on the weeds for the same price as last time to be done soon.

NEW BUSINESS
- Reviewed items for Annual Meeting Agenda and date for meeting.

- Discussed proposed budget items for 2017. Due to the fact that our dues remain behind we will continue to keep the necessary items such as insurance, HOA management and upkeep of common areas of focus.

- The board discussed the areas where soil and water erosion have created holes and dips in the easement behind the townhomes and also between our building and the neighboring building. Corry suggested we draft a letter and see if the neighboring buildings owners would be willing to pay for half of the cost of the gravel that we have been needing to fill these holes with approximately every other year.   Joe and Kathleen agreed that this is worth looking into. Corry will work on a preliminary letter to review.

NEXT MEETING – The next meeting will be our Annual Meeting and will be held on November 30, 2016 at 4:30 in person and via teleconference at Heritage Property Management's Office.

ADJOURNMENT – There being no further business, the meeting was adjourned at 6:55 p.m.
Respectfully submitted,
Kathleen Threet
Board Member