

Board Meeting Minutes
March 19, 2009

Call to Order

The monthly meeting of the BOD was called to order by Rob Alleger at 5:38pm. Rob Alleger, Cliff Benson, Bob Jones and Susie Nulty were present from the Board, which constituted a quorum. Mike Clark was present representing Courtney & Courtney.

Executive session

There was a discussion regarding new and past legal, financial and homeowner issues.

Approval of Prior Meeting Minutes

The February Meeting minutes were reviewed and accepted.

President's Report

Rob completed a complex walk-through and compiled some repair issues, concentrating on gutter and downspout damage. He addressed several landscaping problems. Rob and Bob will start the long-range maintenance plan in April.

Treasurer's Report

See attached.

Committee Reports

-Architectural Control Committee

One request received in March for window replacement; Cliff distributed a 2008-2009 summary list of requests advanced to the ACC.

-Landscape Committee

Jerry Bruning reported on several options to be implemented by Well Groomed this spring and summer. Water rates have increased 40% and that will be taken into account for watering schedules, new and existing rock work and planting materials. The water has been turned on and some limited sprinkling has started. The drip system above the pond area will require repairs. Mike Clark will investigate well-drilling options. Amounts budgeted for landscaping maintenance and projects were discussed. There was an owner request for landscaping and the committee will look into options.

-Maintenance Committee

There have been water leaks at the pond and currently the waterfall is only running about 7 hours a day until the problem is addressed. H2O is investigating and will make suggestions for correcting the problem.

The new H2O contracts reviewed and signed. The requested changes (payment plan and segregating new filtration installation and annual maintenance) were made by H2O.

Mike was asked to obtain a new bid for re-doing the entry lighting. That work should be done prior to new plantings.

Susie and Bob will do a walk-through this coming weekend to determine the new concrete needs for curbs, entries and driveways.

Mike will ask Brownie about installing covered boxes at each of the 4 mailbox buildings for use in delivering the Cheyenne Edition. Owners will be able to pick up a copy when they collect mail.

Adjournment

Bob moved, Cliff seconded, and it unanimously passed to adjourn the meeting at 7:11PM.

The April meeting will be Thursday the 16th at #26 WB at 5:30pm.

Respectfully submitted,
Susie Nulty, Secretary

March 19, 2009

RE: Treasurer's Report for February 28, 2009

TO ALL BOARD MEMBERS:

Balance Sheet:

- Our operating account cash balance of \$15,614 is \$7,562 **above** January. This growth should continue for the next few months until summer arrives.
- We still have two homeowners who have not paid their restoration special assessment and are also behind on their monthly assessment. One has been pay some each month.
- In February, our reserve balance has a total of \$150,160.

Income/Expenses:

- Our monthly assessment income is \$2,103 **under** budget YTD since four of our homeowners are behind in paying their monthly assessments. We need to continually be aggressive in keeping this income up to date.
- Our total expenses YTD are \$5,159 **under** budget which is not unusual for this time of year. Our larger expenditures occur in the summer months when we are doing more repair work and landscaping.
- Our Landscaping and Misc Grounds area is showing it is **over** budget, however, we made a decision at the last BOD meeting to pay Mountain High Tree Service for its annual contract upfront and save 5% on the contract.
- Snow removal is **over** budget based on a straight-line budget of \$750 per month. However, most expenses occur in the last fall and winter months. Overall, we are well within our annual budget.

Bob Jones
Treasurer