

**Harmony Ridge Estates Homeowners Association
Board of Directors Meeting
February 8, 2010**

The meeting was called to order at 6:08 pm at the Harmony Library, Fort Collins, Colorado. A quorum was established. Board members present included Leila Russell, Bob Medlock, Doyle Norman, Ron Parkinson and Jim Schmid. Sherry Eichman was present from Legend Property Management & Real Estate Services, LLC.

OPEN DISCUSSION

A concern was raised about the snow removal process and subsequent damage to surrounding landscape. It was asked that members please call the management company or contact a board member when they notice any damage done by the snow removal company, or anyone else so that the proper entity can be contacted to repair the damage.

Large snow drifts in the street due to blowing snow across the open area between Harmony and Morning Dove Court and Chokecherry Court were discussed. The Board, the ACC and the "sign" committee will study the situation to see if a practical solution can be included with the landscaping of the newly acquired area along Harmony.

A question was raised about possibly hiring a private contractor to plow the streets in the Association, but at this time, the Board felt that it would not pursue this due to costs and liability issues. Homeowners were encouraged to contact the City of Fort Collins at (970) 221-6615, when they feel that the streets within the Association are a driving hazard due to ice/snow.

It was also noted that the current snow removal contractor has not been pushing the removed snow from driveways far enough back to get off the concrete. Sherry will contact Paul Novey to make sure this happens in future storms. It was also said that we would provide the new snow removal company with a plot plan of our area and suggest where to deposit the removed snow off the concrete and into an area that is best protected from the wind.

It was again requested that the Association obtain an audit of the financial records. Sherry will contact three audit companies to bid this service out for 2010.

The vehicle that has been parking on the sidewalk along Chokecherry was again discussed – the police have been contacted twice regarding this vehicle during daylight hours, but were unable to tag it as it was removed when they arrived. Sherry provided a violation notice to a homeowner living on Chokecherry to tag the vehicle after the meeting.

A question was raised as to what procedures homeowners need to go through to do any improvements or changes in their rear yards. It was stated that any changes need to be approved through the ACC prior to any work starting.

The minutes from the previous board of directors' meetings held on January 4th, 2010 were reviewed. A motion was made to approve the minutes as submitted. A second was provided and the motion passed.

COMMITTEE REPORTS

The new ACC procedure implemented in January, 2010 – "All ACC applications will be posted on the HOA website so that homeowners who are interested may see what is coming up for approval at the next ACC meeting. If an owner would like to address the committee about an issue pertaining to any pending application, they may attend the next scheduled meeting of the ACC. Once the application has been approved by the ACC it will be posted as approved on the HOA website. If any owner has an issue with any approval, they may bring their complaint before the Board of Directors within 45 days of approval. This is per our Covenants, Section 4.3 (u)." was discussed with a further clarification that after the ACC

has made a decision, they will notify the management company if any surrounding properties need to be notified by the owner in writing prior to any work starting.

If an application comes before the committee that the committee deems to be out of the ordinary, they may ask the applicant to contact their neighbors to let them know of their intended plan. The approval may also be contingent on the applicant providing additional information or meeting other requirements.

OLD BUSINESS

Aspen Reserve Studies was contacted mid-January to clarify portions of the Reserve Study draft, as well as expand some of the future maintenance needs for the Association. They will need to revisit the property, and provide the Association a new draft of the study in February.

The new walkway lights will be installed in the spring, when the frost has left the ground. They will provide down-light and the area at the base cleared to avoid mowers/weed machines causing any damage.

Rick reported that the city has turned over the triangle property to the Association. The landscape installed by the City has a 2 year warranty, and there will need to be some monitoring for erosion control. The Board and all members present thanked Rick for his diligence and successful outcome of this process.

A revised drawing from DaVinci signs was presented to the Entrance Committee Chairperson, Caroline Luttrull in January, along with a preliminary drawing from Shaw Signs. Schlosser Signs and Colorado Sign Works are also working on conceptual drawings which will be forwarded onto the Entrance Committee. Once the sign has been selected, landscape installation for around the sign and along Harmony heading east will need to be bid out.

NEW BUSINESS

The Board reviewed the landscape maintenance proposals submitted by three companies and have awarded the contract to Mill Brothers for the 2010 landscape season as well as the 2010-2011 snow removal contract. Any homeowners who would like to be notified prior to the chemical applications that occur during the growing season, please notify Sherry via email Sherry@legendpm.com to be placed on an email notification list.

A quarterly newsletter is planned and the first issue will be at the end of March. Appropriate inputs for the newsletter are solicited. Please submit to items to Ron Parkinson at parkinsonrj@comcast.net by 3/15.

The 2009 financials are in the process of being completed. New procedures have been put in place to help the treasurer, Bob Medlock, complete monthly reports for the Association.

Legend is in the process of setting up new accounting software which will hopefully make creating the monthly reports and accompanying financials easier.

NEXT MEETING

The next Board of Directors meeting will be held on March 1, 2010 at 7:00pm at the Harmony Library, Fort Collins, Colorado.

With no further business to conduct, the meeting was adjourned at 7:51 pm.

Respectfully submitted,

Sherry Eichman, Legend Property Management & Real Estate Services, LLC

Ron Parkinson, Board Secretary