

**Harmony Ridge Estates Homeowners Association
Board of Directors Meeting
July 6, 2009**

The meeting was called to order at 6:04 pm at the Harmony Library, Fort Collins, Colorado. A quorum was established. Board members present included Leila Russell, Juanita Hanson, Jim Kagan and Jim Schmidt. Sherry Jefcoat was present from Legend Property Management & Real Estate Services, LLC.

The minutes from the previous board of directors' meetings held on May 6, 2009 were reviewed. A motion was made to approve the minutes as submitted. A second was provided and the motion passed.

OPEN DISCUSSION

The walkway lights near the fountain are not functioning and are in need of being replaced. Fred Swinson will investigate replacement possibilities and bring them to the Board for consideration.

A sprinkler head at the corner of Chokecherry & Prairie Ridge is not aimed correctly and Sherry will have Paul Novey turn the head so that the turf is watered.

COMMITTEE REPORTS

The financials for the Association have been finalized and will be posted on the website. A 10 year reserve study is being compiled for the Association, with projected estimates for HOA maintenance/repair obligations (painting, roof replacement, concrete replacement, stucco repairs, etc.).

In the future, when the management company is asked to contact vendors for repairs that are not the Association's responsibility, the management company will be responsible for contacting homeowners requiring these repairs, not the vendor, as there has been a problem with vendors not responding back to owners with areas that need to be addressed.

OLD BUSINESS

An online newsletter will soon be placed on the Association's website. The Board will decide at their work session in August how HOA members will submit articles, info and classified ads. All HOA members will be notified of the process by mid-August. A tentative date for the first newsletter will be January, 2010.

When a property in our community goes on the market, Legend will provide a HOA handbook/new owner packet to the listing agent to present to the new owners at closing. Legend will verify that this HOA information was given to the new owner once the title transfer notice is received. Legend will also give the new owner a coupon book for payment of monthly HOA dues once they have been notified of the sale.

Novey's Lawn Care has recently mowed the noxious weeds along the ditches on the prairie side. Novey has been asked to include the treatment of noxious weeds in all HOA areas leading to and along the prairie in his lawn care bid for 2010. It will be submitted in August for Board approval.

Signs being posted in our community were discussed. No sign other than one posted to advertise the sale of a property is allowed per the Covenants. The Board felt that any offense would be dealt with on a case-by-case basis.

NEW BUSINESS

A meeting was held with the City of Fort Collins regarding the detention pond/wetlands area that is still under developer control. Global Holdings (the current developer of Phase 2) is in the process of seeding the bare areas per the City's recommendation.

With the road work on Harmony almost finished, the Board felt that it was time to begin the process of deciding on the entrance sign and landscaping of the area being turned over to the HOA by the end of the year. A committee will be formed to create a budget and plan for completing the entrance area. Their recommendations will be reviewed by the Board and then presented to the community for final selection.

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New procedures to insure proper communication between the Board of Directors, community members and the management company will be adopted. These include posting a draft copy of the minutes (to be approved at the next scheduled Board meeting) on the website with an email sent to members containing the link to access them on our HOA website (minutes will no longer be emailed to owners), the posting of legible documents for the Association on the website and copying Board President, Leila Russell, on any correspondence.

NEXT BOARD OF DIRECTORS MEETING

Monday, September 14, 2009 at 6:00pm at the Harmony Library, Fort Collins, Colorado.

With no further business to conduct, the meeting was adjourned at 8:10 pm.

Respectfully submitted,

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