

**Harmony Ridge Estates Homeowners Association  
Board of Directors Meeting  
March 1, 2010**

DRAFT ONLY BOD MINUTES – TO BE APPROVED AT NEXT SCHEDULED BOARD MEETING

The meeting was called to order at 6:10 pm at the Harmony Library, Fort Collins, Colorado. A quorum was established. Board members present included Leila Russell, Bob Medlock, 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 new construction occurring in Phase 2. Phase 2 does not come under the governing documents of Phase 1 until at least 30 units in Phase 2 have received COs and the Declarant turns it over to the HOA control. Under the terms of a The Third Supplement to our HOA Covenants, Article 13, 13.1.1, the ACC for Phase 2 is under Declarant control until Phase 2 is turned over to the HOA. But, there may be the possibility of having Phase 2 owners appointed by the Declarant to the Phase 2 ACC. If so, then that ACC could coordinate with Phase 1 ACC on approving plans for new homes. Checking with Phase 2 owners to gage interest is underway. Next step will be to contact Global Holdings to see if they are willing to create the committee. It was also asked that a meeting be set up with one of the current construction company, PhilGreen, to see what their plans are for the homes under contract to be built in Phase 2. Sherry will contact the owners of PhilGreen to try and arrange a meeting.

The placement of satellite dishes on structures was discussed, with the general consensus that the ACC does not have the right to prohibit the installation of satellite dishes, but they can ask that the devices be installed as to not be obvious from the street in accordance with the stipulations in the HOA Handbook.

The minutes from the previously held BOD meeting on February 8<sup>th</sup>, 2010 were reviewed. A motion was made to approve the minutes with the following correction: interjection of the words “submission to the Entrance Committee Chairperson, Caroline Luttrull” under old business to clarify that she would be the one receiving the entrance sign examples. A second was provided and the motion was approved.

**COMMITTEE REPORTS**

The ACC reported the approval of three submittals last month – the rerouting of an exhaust fan vent, the installation of an intercom system and the addition of a retractable awning. Approved applications will be posted on the HOA website.

The Entrance Committee chairperson has received two other submittals electronically and one was sent this week via US mail. Once the chairperson feels they have enough examples to review, she will contact other members of the committee to set up a meeting time/place to discuss them.

**OLD BUSINESS**

The problems reported last month with the snow removal (lack thereof and the need to find alternative areas to deposit removed snow) seem to have been rectified. It was noted that after the recent melting, there is evidence of landscape gravel debris in the gutter which was pushed in during the previous snow removal. A sprinkler head was also broken during snow removal at the corner of Dusty Sage Loop. Sherry will contact Paul Novey to make sure the gravel is cleaned up and the sprinkler repaired.

Sherry stated that she has contacted three accounting firms to evaluate the records of the Association in an attempt to obtain an audit. All three firms have stated that based on the records present, an audit cannot be performed. They can, however, perform a service called “Agreed Upon Procedures” which would entail the evaluation of every report present, with a “guesstimate” as to what should be in the Associations' bank accounts. This procedure would cost a minimum of \$6000, depending on the firm. Since an audit could not be done on records that exist prior to 2009, we will plan an audit in early 2011 of the Association's 2009-2010 records.

Any news items wishing to be included in the newsletter must be emailed to Ron no later than 3/15/10 so that the newsletter can be delivered by 3/31/10. His email address is: [parkinsonrj@comcast.net](mailto:parkinsonrj@comcast.net).

A motion was made to appoint Mill Brothers as the new landscape maintenance contractor for the 2010 season. A second was provided and the motion passed. Maintenance of the fountain will eventually be turned over to Mill Brothers once Water on the Rocks warranties have expired.

The closeout of the 2009 financials is still in process, with some information needing to be obtained from First National Bank regarding EFT occurrences. The final close out should be available online by the April BOD meeting.

#### NEW BUSINESS

Sherry stated that last year the Association had asked that she investigate the possible obtaining of an open land use grant from Larimer County to improve natural areas adjacent to open space. The pond located to the west of the single family homes, the area just west of the homes on Dusty Sage that is adjacent to the Cathy Fromme Prairie and the detention pond were all discussed. Evaluation and possible improvements will be compiled and grants applied for. The deadline for submittal is 9/10.

Sherry addressed some of management issues that happened over the past year. She stated that she felt that she had not done her job for the Association as well as expected but that with the addition of new staff and a new computer system and HOA software she would be a much more effective property manager for our Association. She welcomed feedback from owners on how things are going moving forward. Leila commended her for her honesty and her obvious effort to make things better.

It was reported that a pick up truck is parking on the street by the mailboxes across from Dusty Sage Loop. It is creating a potentially dangerous situation and may be causing issues for mail delivery. Sherry will tag the pick up when she is there this week performing inspections with the suggestion that they park elsewhere.

#### NEXT MEETING

The next Board of Directors meeting will be held on April 7, 2010 at 6:00 pm at the Harmony Library, Fort Collins, Colorado.

With no further business to conduct, the meeting was adjourned at 7:48 pm.

Respectfully submitted,

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

Ron Parkinson, Board Secretary