

**Harmony Ridge Estates Homeowners Association  
Board of Directors Meeting  
March 7, 2009**

The meeting was called to order at 3:01 pm at the Harmony Library, Fort Collins, Colorado. A quorum was established. Board members present included Leila Russell, Jim Schmidt, and Rich & Juanita Hanson. Sherry Jefcoat was present from Legend Property Management & Real Estate Services, LLC. The minutes from the previous board of directors' meetings held on January 5, 2009 were reviewed. A motion was made to approve the minutes as submitted. A second was provided and the motion passed.

#### OPEN DISCUSSION

A question was asked about the blowing trash throughout the Association. Sherry stated that the area of Phase II is still in control of the developer, and as such the Association has no authority to make any property located in Phase II comply with the Declarations of the Association. She has contacted the City of Fort Collins code enforcement office in regards to the construction trash that has blown off of Phase II and into the Cathy Fromme Prairie as well as throughout the Association.

#### COMMITTEE REPORTS

Leila stated that a CD that was taken out of the Townhome Reserve account in July, 2008 and put into All Property Services name was located at First National Bank. A statement has been signed by Harmony Ridge Estates President, Paul Lilley of All Property Services and a representative of First National Bank citing that the CD, in the amount of \$18,857.98 will be returned to Harmony Ridge Estates account, including any interest earned, at its maturity date of 7/09.

#### OLD BUSINESS

The protocol for reporting any damage to the Townhomes has been placed on the Association website. Legend Property Management must first be notified prior to any claims being submitted to the insurance company. An outline of what insurance coverage is provided for the Townhomes has also been posted on the Association website. The recent wind damage sustained to some of the townhome roofs and a door did not equal the amount of the combined deductible, and therefore a claim will not be filed. A thorough investigation of the monies allocated to each Townhome model maintenance reserve account, emergency fund account, general reserve account and triangle reserve account is ongoing. There are a few costs that were incurred in 2007 regarding the caulking of driveways that still need to be tracked down, but this process should be completed in the next two weeks, and certainly by the next Board of Directors meeting scheduled for early May, 2009.

#### NEW BUSINESS

Because the Association previously had the position of maintaining the downspouts on the Townhome units, but not the gutters, and since no proactive measures have been taken to maintain the downspouts and not the gutters, it was felt by the Board of Directors that the Association should not financially maintain the downspouts or the gutters and this responsibility should lie with the homeowners. A motion was made to remove the maintenance responsibility from the Association for the downspouts. A second was made, and the motion passed.

It was felt by all present the an estimate should be obtained regarding the cleaning of the gutters/downspouts, and Sherry will contact a gutter cleaning company in mid to late April to provide an estimate for each building. The owners of each building will be responsible for payment of the gutter/downspout cleaning, collectively. Because the Association also previously had the position of caulking the driveways of the Townhomes, but that the actual concrete repairs and replacement were the owners' responsibility, and since no proactive measures have been taken by the Association to maintain the driveways, it was felt by the Board of Directors that the Association should not be responsible for evaluating and caulking individual driveways. A motion was made to remove the caulking maintenance responsibility from the Association and place this responsibility on the individual homeowners. A second was provided and the motion passed.

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Sherry will contact a concrete repair company to evaluate the driveways and contact the individual homeowners with any repairs that need to be done.

There was a question about crumbling curbs/gutters throughout the Association and Sherry will contact the City of Fort Collins to see who's financial responsibility it is to repair/maintain these areas.

Leila stated that an exterior light that would illuminate the house address numbers has been presented by a homeowner. The Board will investigate the possibility of the installation of this light and report back at the next Board of Directors meeting in May.

A homeowner at 4703 Dusty Sage #4 stated that the base of her window well remains wet, even though there is no irrigation at this time or any outside moisture. Although this is not an Association responsibility if the irrigation is not involved, Sherry will contact a City of Fort Collins Water/Sewer inspector to investigate.

**NEXT BOARD OF DIRECTORS MEETING**

Wednesday, May 6, 2009 at 6:00pm at the Harmony Library, Fort Collins, Colorado.

With no further business to conduct, the meeting was adjourned at 3:50 pm.

Respectfully submitted,

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