

**Harmony Ridge Estates Homeowners Association
Board of Directors Meeting
May 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, 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 March 7, 2009 were reviewed. A motion was made to approve the minutes as submitted. A second was provided and the motion passed.

OPEN DISCUSSION

Jay Stoner with Stoner Company addressed the members present regarding the proposed buy-out of the lots in Phase II. He reviewed his company's plans to construct prairie-style homes along the ridge, with bungalow-type homes in the interior, along with a series of townhomes along Fromme Prairie Way. All of these different model exteriors will be developed with the original conception of Harmony Ridge in mind. Many of interior houses will have alley access, with each cluster maintaining their own private drives (via additional HOA assessments). Stoner Company is also in negotiations with the owners of the vacant lots in Phase I. As of May 6th, none of the lots have changed hands. A tentative closing date has been sent for May 15th, 2009. If the transfer happens, Jay will replace Jim Newcomb on the ARC

COMMITTEE REPORTS

Leila stated that the investigation of the financial status of each townhome model is almost complete, with three new First Flex accounts being set up, one for the Hearne units, one for the Hagggen units and one for the Rutt units. A 10 year Reserve study will be the next project the Board undertakes, to ensure that each different Townhome model has enough in their long-term maintenance reserve accounts.

OLD BUSINESS

Sherry has contacted a gutter cleaning company to provide an estimate for each building. The owners of each building will be responsible for payment of the gutter/downspout cleaning, collectively. Sherry has contacted Sipes Concrete to evaluate the driveways and contact the individual homeowners with any repairs that need to be done. Les Sipes has completed the evaluation of each drive and will email Sherry a list of addresses with recommended repairs.

Sherry also stated that she contacted the City of Fort Collins Streets regarding the numerous areas of concrete/asphalt damage within the Association. Per a representative of the department, most, if not all, of repairs of the sidewalks/curbs/gutters throughout the townhomes are the responsibility of the Association. The asphalt repairs will be handled by the City of Fort Collins. The cost of these necessary repairs to the concrete will need to be addressed in next year's budget, as well as the long term reserve study.

The illumination of exterior house number addresses was discussed, and Sherry will contact the Fort Collins Police Department as well as Poudre Fire Authority to see if they have existing guidelines regarding the safety and efficacy of lighting exterior house numbers for ease of identification.

NEW BUSINESS

A question was raised regarding the signage that homeowners are allowed to erect within the Association. Sherry will discuss with the Board of Directors adopting guidelines for any signage that is allowed within the Association's limited common elements.

A walkthrough with Larimer County Weed Control was performed, with numerous noxious weeds being found on both private and Association property. Sherry has already directed Paul Novey to remove the noxious weeds on Association property and will contact the owner of the vacant lots to make sure they are sprayed. She also contacted a licensed weed sprayer from the County's website to evaluate the private areas within the Association and to contact individual owners to see if they would like to have the weeds removed professionally. Sherry also asked Paul to evaluate the Association's Ash trees to see if they would need to be sprayed for Bore Beetles.

It was noted that some tenants are not obeying the Association's parking rules, and Sherry asked that should any member see such a violation, to please notify her with the date/time/description of vehicle and she will contact both the tenant and owner to make sure they are aware of the regulations regarding parking within the Association.

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NEXT BOARD OF DIRECTORS MEETING

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

With no further business to conduct, the meeting was adjourned at 8:35 pm.

Respectfully submitted,

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