

HCH HOA Board Meeting Aug 2nd, 2011

Present:

C. Piro
Bob Mercer
Gary Roberts
Sally Leibbrandt
Dan Madigan
Mark Johnson
Jeff

Quorum has been met. Meeting began @ 6:04pm

- 1) approved meeting minutes from June 8th, Gary made motion, approved
- 2) new members present, Greg & Bob
- 3) Mark J. discusses his/Beavers roles
 - a. Manages rec building/staff
 - b. Roads – maintenance/plowing, reconstruction, etc
 - c. Manages HOA accounting
 - i. Signature card changes discussed w/ BOW (970)7268894 – Casey
 - ii. HCHCIRA
 - iii. What is relationship w/ CMC – member of PUD, not HOA
 - iv. CMC, Jed on Knob Hill, Riverglen, Bldg17
- 4) Maintenance Review – Mark J.
 - a. June 1-15, 2011 – no ?'s
 - b. June 16-30, 2011 – no ?'s
 - c. July 1-15, 2011 – remove sandbags? Not all gone
 - i. Change location descriptions regarding common area work around the buildings
 1. i.e. “weed/arrange rocks at Bldg 7” - \$80
- 5) Road Improvements – unknown culvert discovered & uncovered
 - a. Concrete pan nearly complete on W-side
 - b. 1st section of road complete in 1-1.5weeks
- 6) Landscape proposals – plans/proposals must be in Sept 1st, 2011, completed Sept 31st, 2012
 - a. Bldg 20 – approved with exception of sprinkler system hardware for \$1,903
 - b. Bldg 5 – approved cost/delivery of boulders up to \$2000
 - c. Bldg 23 – approved up to \$2000 in landscaping
 - d. Bldg 24 – approved up to \$2000 in landscaping
 - e. Bldg 12 – previously approved up to \$2000 in landscaping
- 7) Rec Ctr Parking – Mark J.
 - a. Bldg 5/23 had parking arrangement w/ CMC – not anymore
 - b. CMC parking personal and company vehicles in our lots

- c. Shall the board impose parking regulations? – not yet Mark J. will talk to the town
- 8) Mark, Sally, Carolyn approved by board to be new signatories
- 9) Dan made a motion to have Beavers contact Jed's realtor and have signage removed from PUD property - approved
- 10) Financials – Sally
 - a. Reconciling cash with reserves (operating vs.restricted) appears to be done?
 - b. Accounts receivable vs bad debt reconciling
 - c. CPA review – three proposals to review
 - i. '06 & '08 books were review
 - ii. David Pope will perform the review
- 11) Next meeting – Sept 13, @ 6pm