

Harris Ridge Owners Association
Board Meeting Minutes - February 2010

Date: 02/09/2010

Place: 13112 Bennington Lane (Rollie's House)

Present:	Dwayne	Toni	Absent:	Doug
	Rollie (2 proxies)	Carmen, Property Mgr.		Erin
	Tracy			Art

Meeting was called to order at 7:00 pm.

Jan. '10 Board Meeting Minutes:

Board reviewed the minutes. Motion to approve the minutes was made by Tracy. Toni seconded the motion. The motion was approved and the January '10 minutes were accepted.

Guest Speakers:

1. Jeff Sanderson, Proscap Landscape (lawn maintenance vendor)

Reviewed quotes (extra work) submitted to the Board. The Board did not take action on any of the quotes.

2. Mark Wieland, Mark Wieland & Associates (contractor)

Met with the Board to discuss services his company can provide the HOA on projects, such as, pool fence (3K), outdoor pool shower (\$250), pool bathroom sink faucets and showers, pool restroom ceiling (\$1200-1400K), and Enclave fence (\$2300K). His plumbing rate is \$45.00/hour. All figures given ball park estimates. Board asked Mr. Wieland to forward estimates on the projects discussed.

3. Richard Quinonez (contractor)

Met with the Board to discuss services he can provide the HOA on projects, such as, Enclave fences (\$2400), pool fence (\$1750), pool bathroom stall doors (\$150), restroom door (\$100), urinal (\$475), and hole in wall (\$50). Hourly rate is \$35/hour and his helper rate is \$12/hour. These figures were taken from a written estimate given to the Board.

Home Owners' Concerns: None were discussed.

Treasure's Report: Rollie, Treasurer

Rollie reviewed with the Board the financials, capital expenditures, utility bills, lawn maintenance expenditures, legal expenditures, and reserve status analysis. Dwayne made the motion to accept the financial report. Toni seconded the motion. The motion was approved and the financials were accepted.

Property Manager's Report: Carmen, Goodwin Mgmt.

Reviewed the financials – HOA's total assets are \$102.9K and delinquent account total are \$14.5K.

Reviewed the Delinquent Accounts Report - Commercial property Criterion Harris is \$3K past due. Intent to Foreclose was filed in July '09. 5-6 Intent to Lien were filed on past due homeowners. Reviewed violation notices.

Maintenance Committee Update: Tracy

Presented the Committee's findings on their lawn maintenance vendor interviews. Maldonado Nursery & Landscaping, Environmental Improvements, and Sendero Land Services were interviewed by Tracy and Rollie. The Committee recommended canceling the HOA's current contract with Proscap Landscape. Additionally, the Committee recommended accepting Maldonado Nursery & Landscaping's contract for 42 visits. Maldonado's proposal was \$600/mo. less than Proscap's contract. The projected savings for this current year is \$7K.

Discussed Cheryl's, landscape architect for Kevin Woods Landscape, quote for providing the HOA with a design for the mailbox kiosk, playground/playscape, and pool areas. Approximate cost was \$1.5-1.6K. Toni made a motion to accept Cheryl's quote to design the three areas. Dwayne seconded the motion. The Board approved the motion 4-0.

Adjournment:

Rollie made the motion to adjourn the meeting. Tracy seconded the motion.

Meeting was adjourned. Next meeting is scheduled for March 9, 2010 at 13112 Bennington Lane.

Meeting minutes taken by
Tracy Wernli, Board Secretary