

Over Ridge Homeowners Board of Directors
Fourth Quarter Meeting
Oct. 28, 2009

The Board of Directors met at 1:00 p.m. on Oct. 28, 2009 at PML with Bob Danos of PML at 1155 S. Main St. in Longmont, CO. Board members present were Roland Borgmann, Lauren Cashatt, Shirley Merdes and members at large Alan Schmidt and Ruth Newell.

The minutes of the July 1, 2009 meeting were approved with the following amendments: remove the word *and* from the 2nd line of 1st paragraph and change cost of mulch in the landscape paragraph from \$151.27 to \$1051.27.

Insurance Claim

Muriel Harris received a check from our insurance company for \$7,679.15

Budget

Expenses were reported in check in accordance with the current Budget. The Board approved renewing CD # 2658 @ \$36, 228.74 in December @ 2.00%. Approximately \$10,000 will be available for contribution to the reserve fund this year.

Reimbursement to Roland Borgmann was approved @ \$162.81 for sprinkler parts, light bulbs and miscellaneous and to Lauren Cashatt @ \$22.50 for a newspaper ad for the summer garage sale.

Proposed Budget for 2010

Bob presented a proposed budget for 2010. The Board approved the proposed Budget.

A snow removal contract for 2010 was bid at the same cost as 2009 with Rock Solid; however the holiday rate will increase to double time for Thanksgiving, Christmas and Easter. Dues for 2010 will remain at the current rate.

Grounds

The occurrence of Necrotic Ring Spot on the grounds was discussed. We have 5 areas that are affected. Dan at Nitro Green included two applications of control spray with fertilization this year with no appreciable improvement. Roland discussed over seeding at cost of \$2956.00. This was considered a good price for the amount of grass in the complex. Bob reported that he had some experience with this process that was not successful. The Board approved Bob calling Joel at CSU for his expert advice at a charge of \$75.00. The lawn maintenance contract will be reviewed and discussed in January.

Underdrains

Bob was informed that a city ordinance passed that states HOA is responsible for the maintenance of under drains in our complex if we have buildings tied into them. Bob and Roland will attempt to find out more about these drains. A camera inspection would have to occur at our expense and a maintenance schedule would have to be set up for every 5 years if we have tie ins.

Annual Meeting

An election for secretary will take place at the annual meeting this year on December 7th which will be held at the Senior Center.

The meeting was adjourned at 2:45 p.m. The next meeting will be the Annual Meeting on Dec 7, 2009 at 6:30 at the Senior Center.

Respectfully submitted,
Shirley Merdes
Secretary, HOA