

HOVER RIDGE TOWNHOMES HOMEOWNER'S ASSOCIATION ANNUAL MEETING

December 12, 2011

Those owners in attendance were as follows: Shirley Merdes, Roland & Pat Borgmann, Ruth Newell, Rick Kennedy, Richard & Mona McCreedy, Kay Schrag, Elsie Klassen, Mick Meszaros, Louise Johnson, Jo Vosacek, Tom & Dawn Goldsmith Peter Robinson, Bill & Margaret Kauder, Ginny Lucia, Allen Schmidt, Ron & Elaine Vogel, Lynn Karlin (Iris Niswonger), Judy Fritz (Mary Stanfield), and Phyllis Hoagland. Jon Clarke of the city of Longmont was present. Also in attendance was Bob Danos, President of PML, Inc. and Doris Huffaker of PML.

There were a total of 14 proxies. The proxies were all signed by owners of property on Hover Ridge Circle, Longmont, Co. Phyllis Hoagland held one proxy for Lois Elms of 926. Allen Schmidt held 2 proxies; Barbara Lingar of 953 and Muriel Harris of 955. Pat Borgmann held one proxy for Lauren Cashatt of 907. Roland Borgmann held 2 proxies; one for Rosemary Carstens of 914 and Ruth Johnson of 915. Dick & Mona McCreedy held one proxy for Patricia Davis of 927. Louise Johnson held 2 proxies; one for Jane Mcguire of 942 and one for Steven & Velia Wilder of 945. Kay Schrag held 5 proxies; one for each of the following owners Bertie Madden of 925, Elizabeth Scheeler of 952, Caroline and Percy Conarro of 963, Laura Allen of 922 and Shirley Fankhauser of 935.

With 19 owners present (actual owner count is 21 as one owner owns 3 units) and 14 proxies there is a quorum present. Bob Danos of PML, Inc. called the meeting to order.

There were 2 board members absent at roll call. Lauren Cashatt (she sent a proxy) and Shirley Chandler has sold her property and has moved from the area. All other members were present, Roland Borgmann, Shirley Merdes, Ruth Newell, Allen Schmidt, and Kay Schrag.

Roland made a motion to accept the minutes for Hover Ridge's annual minutes of December 2010 as written. Allen made a second to the motion. All were in favor of accepting the minutes as written.

ADDITIONS TO NEW BUSINESS:

Bob introduced Jon Clarke, supervisor of Community and Neighborhood Resources. Jon explained the benefits of belonging to the NGLA (Neighborhood Group Leaders Association). The meetings are held to relay information about the city and it's activities on the 3rd Thursday of each month in the Senior Center. Anyone may attend these meetings. To join the NGLA requires the approval of the members of the HOA not just the board.

Shirley made a motion to join the NGLA, a second was received. The motion passed unanimously.

Bob asked for volunteers to attend the meetings. Ginny and Lynn volunteered to be the representative and back-up representative and Kay volunteered to help also. There was a motion to have Ginny, Kay and Lynn represent the Hover Ridge HOA at the NGLA meetings, Ruth seconded the motion. All were in favor of this motion.

NEW BUSINESS:

HOA UPDATE:

Bob stated Dan of Nitro Green had been working on the fungus spots in the lawns this last year. There will be a spring application when the ground thaws and then over-seeding will take place to bring the grass back.

Seal coating repairs were performed on the street this past year.

Minor repairs on the fencing was also accomplished.

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Discussion of savings on the water;

The water audit completed this year brought to light the inefficiency of some of the sprinkler heads.

The possible hiring of an independent sprinkler tech in the coming season to better monitor the water system.

Upgrading the system.

Increasing the size of the water tap from 1½ to 2 inches at a cost of approximately \$5,000.00 to \$15,000.00. During the summer some of those on the east side (approximately 16 residents) do not have any water pressure. When the weather is conducive we will be doing a scope of the water line which will require that the water be shut off for the period of work time (possibly 3-4 hours). What is learned from this scope will determine what we do about the water tap. The city and a plumber have looked at this area to determine the problem. The problem has been narrowed down to a possible kink in the line or debris blocking the line.

Some tree roots may be cut out, but not all, as cutting others would do too much damage to the trees. But the tree roots do not seem to be causing the problem. Deep root watering has been done in the past to try and keep the roots below ground.

BUDGET:

The packets contain a reserve analysis which covers all the expenditures you should be looking at over a course of time. At the moment there is approximately \$50,700.00 in reserves and an additional \$13,000.00 in the operating account.

According to the reserve schedule there should be another \$45-50,000.00 additional in reserves now. There should also be a contribution of approximately \$30,000.00 per year to the reserves.

Bob now listed all the increased expenses which have been met. The project has been re-painted and some roof repairs have been done, a lot of fencing repairs, some flat work, both concrete and asphalt. We try to keep your project at a superior level.

Bob stated he realizes raising rates in this economy is not good. What must be realized is if the dues are not raised now there might have to be a special assessment later. Bob mentioned Ruth had some items to speak to but she deferred to Bob who opened up the budget to discussion. In answer to the question of the increase last year of \$10.00, Ruth explained that due to the inflation rate over the past few years all the \$10.00 increase did was to add \$.80 per month per year to the reserves. But even at that the \$.80 meant more funds in the reserves this year.

Kay stated that Kristin has 5 or 6 bids for the landscape. 3 came in below Rock Solids bid. Those contractors met with Bob for information as they had not been given all the specs and they were confused; therefore they had not bid the project as Rock Solid had. Example; raising and lowering mowing heights and using different mower sizes through out the association, edging and clean-ups. Your project has 3 trims a season, most other projects they were used to doing have only 2. After the new specs were given out, the bids were within about \$1,200.00 and Rock Solid offered to reduce their bid by \$950.00. Bob has only heard back from 1 since the specs were given out and that bid was about \$200.00 difference from Rock Solid. The Board will meet in January and choose the lawn bid. It was felt Kristen has done an outstanding job on the committee she was in charge of. Some felt it was worth keeping Rock Solid as they know the project and they were well satisfied with their work. Ruth felt that Rock Solid's charges were a good bargain on a weekly basis for what the community received.

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Ron Vogel felt PML was not doing their job competently therefore the committee headed by Kristen had to be formed. He feels it is PML's job to be getting the bids and get the best deal for the association and that this was an admonition to PML they needed to do a better job as there are other management firms in Longmont, PML needs to be working for Hover Ridge so the dues do not have to be raised. He also felt that if the difference between the bids was only a few hundred dollars he was okay with remaining with Rock Solid as they already know the project.

Bob stated that this project, as all our HOAs are, put out to bid by multiple contractors every season but this is done in February or March not in October. Since PML had not been informed that this committee had been formed they were not aware of what was driving these questions. Rock Solid's contract has been extended one month to deal with the bids in January.

It was decided to set up a landscape committee. Kay Schrag, Roland Borgmann and Dawn Goldsmith volunteered to be on this committee.

Lynn Karlin spoke to the fact that she is very impressed with Hover Ridge. As a realtor she is in many communities and this is an outstanding community very neat, presentable and well managed. She and her brother holds the 3 properties she inherited from her mother, Iris Niswonger, and hopes to eventually move into one of them keeping the others as rentals. New residents to the community, the Goldsmiths, felt that was what attracted them to the community.

Bob could not promise that there would not be another increase in dues due to the increases in expenses. The project is 13 years old and you have 25 year roofs. 0

For a comparison of your dues to other HOAs in the Longmont area, PML has 3 associations that are more expensive and 5 associations that are less expensive but are similar to Hover Ridge.

A vote by ballot was taken and the vote was 20 against the budget and 15 for the budget.

It was noted that the budget could be approved with a \$10.00 increase instead of the \$20.00. A breakdown of what each person's monthly dues pays for was passed out by Ruth.

Ron Vogel made a motion to accept the budget with a \$10.00 increase. There was a second to this motion. A vote by ballot was taken and 28 were for the budget with a \$10.00 increase and 7 were against.

NOMINATIONS:

Roland is stepping down, Shirley Chandler has moved and Allen has stepped down due to out of town commitments. There are 2 positions open on the board. Tom Goldsmith and Rick Kennedy volunteered for the positions. There was a motion and a second to accept the two volunteers onto the board.

ADJOURNMENT:

A motion was made to adjourn the meeting and a second was received. The vote to adjourn was unanimous.

The meeting was adjourned.

Respectfully submitted

Doris Huffaker
PML, Inc.