

MARSH RIDGE HOMEOWNERS ASSOCIATION NEWSLETTER

Board Members

Doug Ludwig, 627 Bonita Circle, 972-2839
Zelda Malo, 472 Aspen Circle, 972-3710
Lowell Mikkelson, 570 Tower Drive, 972-9082
Gail Scholl, 542 Marsh Drive, 972-9922
Craig Sinkel, 641 Marsh Drive, 972-3783

October 2007

Board Meeting Notes October 10, 2007

All Board members were present. The first order of business was to approve minutes from July 18, 2007, a special August 2, 2007 and September 17, 2007 meeting and the Annual meeting September 20, 2007. The Board then considered the financial reports with Tom Micke presenting. He summed up anticipated expense until year end and predicted that income won't cover expenses. A withdrawal from the Reserve Fund may be required if snow removal or maintenance is more than expected. The Board approved the Finance Report.

The Architectural Control committee submitted their recommendation on an application to change a garage window into a service door. The committee did not recommend approval of this change and the Board voted to NOT approve the request. The application will be returned to the homeowner with the Board's reasons for non-approval.

Lawn care for fall will include only a couple more mowings, one after all leaves have fallen. Our service will apply a fall fertilizer and will trim or prune bushes. The sprinkler system has been turned off and serviced for fall, and the leak at the Tower Road pump house repaired. Sprinkler heads will be repaired or replaced following the snow-plow season. Residents should notify the Association at that time in the letter box at the Tower Road pump house.

A garage at one residence was hit by lightening during a recent storm. Repairs will be made to the roof by the Association, but interior electrical is the homeowner's responsibility.

Old Business

Scheduled maintenance items have been partially completed at this time. The rainy fall has slowed down scraping and painting of deck posts and accessing roof to check for leaks at the flashing. Some twin homes have the dryer vent in the roof and these were cleaned. A \$10.00 charge will be added to the January statement for these addresses as this was an additional charge to the Association. Dryer vents on the sides of homes can be easily cleaned. Homeowners should check their air exchanger or other accessible vents for clear openings.

New Business

The Board had a discussion on actions that could be taken regarding homeowners that are not current with dues. Late charges are added monthly if statements are not paid by the 10th of the month.

Two recommendations from the Annual Meeting were acted upon. If owners of a shared twin home wish to add plantings around electrical boxes, it will be at their expense. An application to the Architectural Control committee is required and the City does not allow bushes in the front. Changing by-laws regarding terms of office for Board members was tabled until a future time closer to the next election.

The Board then voted to establish the budget for 2008 and set the dues for 2008 at an addition \$5.00 per month for twin home owners and \$2.00 per month for single family home owners. A \$5.00 per month raise was approved for Tom Micke.

The next meeting of the Board will be on January 16, 2008, at 570 Tower Drive. If business requires, a December meeting will be called.