

Marsh Ridge Homeowners Association Newsletter

Board members:

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The Marsh Ridge Homeowners Association Board met on November 5, 2015. All Board members were present. Three sets of minutes were reviewed and approved. The minutes were for September 2 to review quotes for insurance coverage and prepare agenda for the annual meeting; September 17 annual meeting minutes; October 11 special meeting to consider proposal for landscape maintenance, snow removal and sprinkler maintenance. Tom Micke presented the October Financial Statement. The Board reviewed, discussed and approved.

Committee Reports: Finance – Final billing from Alpine Landscape, whose contact ended November 1 has not been received or paid. Lawn/Maintenance – Fall clean up of leaves and lawn materials was completed before the end of October. Insurance – the new carrier for the Association has visited and inspected and no issues were raised. Insurance information for the period 10/15 to 10/16 and a form to obtain a certificate of insurance have been updated on the web site www.marshridgedelano.com. Roofs – the final twin home roof replacement has been completed and the assessment is finished.

Old Business: No further nominations were received and Doug Ludwig was confirmed as a member of the Architectural Control Committee. All homeowners making any changes to the outside of any property in Marsh Ridge must submit an application to this committee for approval before work is started.

New Business: The new contractor for landscape, snow removal and sprinkler maintenance is Jenco Property Maintenance. They will comply with all standards and services in place for lawns of twin homes and common areas. They have met with some homeowners and the City and in spring will clean up areas in the rear of Marsh Drive as some sprinkler heads have been covered with weeds. They will comply with our usual snow removal requirements and will maintain the sprinkler system including replacing damaged heads. They work on a monthly bill cycle and Tom Micke was advised to send them the monthly contract amount prior to November 15.

New parts became available and the lights at the entrance were repaired during the first week of November.

The draft budget as presented at the annual meeting was reviewed and approved for 2016. This includes a \$10.00 per month increase in dues for twin home owners. Due to the age of Marsh Ridge properties the Board felt that the additional amount would help keep the reserve fund healthy. This fund is used for capital improvements such as driveways or siding replacement, painting, edging, etc.

Other: The Board approved two administrative expenses: one for financial services to Tom Micke and one for maintenance of our website.

The next regular Board meeting will be Thursday, January 14, 2016 7:00 at 641 Marsh Drive.