

**2018 Annual Meeting
The Ridge Townhomes HOA
March 10, 2018 in Ridge 404**

Meeting called to order at 5:00 pm by Brandi Lierd with Peak 2 Peak Mgmt Co.

Attending:

Brandi Lierd, Peak 2 Peak Mgmt	Jeff Scadden, Wolf Creek Resort	Kevin Hill – 404
Karsten & Karnelia Fillmer – 303	Andy & Annette Winkler – 302	Tim Hayes – 301
Jackie and Paul Freeman – 304	John Lewis – Excused	
Andrea Summerhays – Peak 2 Peak Mgmt		

Financial Report – Brandi Lierd

Budget came in with excess of \$11,741 in 2017 which will be moved into the reserve account. This overage is due to amounts not used in the pool and landscaping.

Owners are all current on dues.

Budget came in under due mainly to lower management fees and maintenance labor, since construction of building 3 & 4 took longer than expected.

2018 Budget - Security system amount is up due to additional buildings. Utilities will be higher also because of additional common meters. Water is secondary for irrigation and is slowly rising as new buildings are completed. For garbage we are doubling the pickup until the correct place for a new dumpster can be set. New dumpsters will be going in this summer. Landscaping budget will increase as buildings are finished. January snow removal was \$1000 under budget. 2017 was a big snow year so the budget did go over. Expenses for pest control, fire sprinkler inspections and backflow testing will be added in 2018. Pool maintenance should start in August or as soon as the pool is complete.

The HOA's insurance deductible expense is required on an operating budget, even if it's not used on a claim. The Ridge's deductible is currently \$5000.00.

Tim Hayes (304) asked what reserves are used for. Brandi - They are for items that are not in the normal operating budget. For example, painting, new roofs and new asphalt.

Construction Report - Jeff Scadden

Jeff asked owners who have items needing repairs, which are under warranty, to please send to Jeff's email, which is, js@wolfcreekresort.com. The construction crew is working to keep roads clean and dust down and trying to be considerate of residents with noise, etc. Expected completion dates for building 5 is July or August, building 6 is November and building 7 may be late this year. Pool house footings have been dug and we are waiting for county permits. Pool will be done this summer, which will be an infinity pool. The main road will go all the way through to Elkridge Trail and will be finished this summer,

probably paving in July. The guest parking will be done at the same time, which will provide the HOA with parking along the side of Moose Hollow drive.

Jackie Freeman (304) asked about a net on the 5th hole to protect cars/buildings. He suggested planting trees and they are working on a solution.

The heat tape in buildings 1-4 was not installed during construction nor were the electrical outlets, since the architect didn't think it would be needed. The developer is working with the architect and electrician to have a solution going forward, because it is needed on the north side of the buildings. Owners who have paid for the electrical use for the heat tape for all units in their building, will be reimbursed by the HOA.

Tim Hayes (304) Asked about landscaping that hasn't survived the winters. Some are under warranty and will be replaced.

Brandi Lierd – Asked the homeowners if they are interested in bulk pricing for TV and internet. This may be a cost savings over individual pricing. It will be investigated and we will keep owners informed once pricing is received.

Kevin Hill – Mail boxes have been purchased and it is being discussed where would be placed. They will go in this summer.

We are working to have recycling added. Current options have not worked in the past in other HOA communities due to lack of appropriate dumpsters.

If owners have pets or long-term renters, they must be registered with the HOA. For pet registration, contact Andrea with P2P for a form. Mutt Mitts and posts are being considered to help encourage residents to keep the property clean.

Rules and Regulations - Brandi Lierd

Rules and Regulations for the community are rules that the board can change as needed. If you feel items need to be added or changed, please email Brandi (brandi@peak2peakmanagement.com) or Andrea (andrea@peak2peakmanagement.com). We appreciate owners input. Copies of the Rules & Regulations are on the residents website, www.peak2peak.managebuilding.com or you can email Andrea for an electronic copy.

Meeting adjourned at 6:15 pm.