

HEREFORDSHIRE CONDOMINIUM ASSOCIATION
Board Meeting Minutes
March 6, 2010

The meeting was called to order at 11:10 am.

Board members present were Brent Greenwood, Bud Carnahan and Jim Petteys. Also present were Jan Carnahan, secretary to the Board, and Jessie Swenson, the condo association accountant.

APPROVAL OF MINUTES

Jim Petteys moved to approve the minutes of the January 9, 2010 Board Meeting. Brent Greenwood seconded. The vote was unanimous.

Action: Jan Carnahan, secretary to the Board, will email minutes to those on the distribution list.

NEW BUSINESS

1. **Financial Information:** Jessie Swenson, the Association's accountant, gave Board members financial statements for the months of January and February 2010, and budget information for 2010. She has not received the bank reconciliation from Sharm Christensen for December. Also, she is still working on the year end closing with the CPA, and there are adjustments that need to be made upon receipt by the CPA of information from Sharm so there will be a new January 2010 balance sheet. The Board concurred in waiting to work on the budget until the year end financial review is completed.

Bud Carnahan moved that the Board transfer money from the checking account into the operating reserve fund to bring it up to \$12,000 as approved by the Association. Jim Petteys seconded. The vote was unanimous.

Action: Brent will transfer the money.

2. **Cement Slabs by Garbage Dumpsters:** Brent Greenwood proposed putting cement slabs on both sides of the garbage dumpsters for the snow removal people to put the snow on so it won't kill out the grass. The Board concurred in having him get bids.

Action: Brent will get bids.

3. **Restated Amended Declaration (CC&Rs):** Attorney Richard Jones has provided the Board with an initial section for review which will eliminate the problems presented by the previous Amendments, particularly the 2001 Declaration.

4. **The Board reviewed a Maintenance Chart which will become part of the CC&Rs.**

Action: Each of the Board members is to review these items and submit comments to Brent.

5. **Install Rain Gutters on Upper Roof Area of West Row Condos:**

Action: Bud will contact the company who did the rain gutter work on Unit #129 and get a bid.

INFORMATION

1. Brent updated the Board on the current status of the lawsuit by Kathy French of Unit #125. Her lawyer has talked with our lawyer about a proposed settlement.

2. **Response from Homeowners Regarding Swimming Pool Use by Condo Owners:** The Homeowners advised that they want \$20 per unit per month (\$800 per month) for use of the pool.

Action: Bud is preparing a letter to the Homeowners declining their offer.

FOLLOW-UP ON ACTION ITEMS FROM PRIOR BOARD MEETINGS

1. Continuing Problems with Rain Gutters, #111:
Action: Bud will call the company who did the rain gutter work on #129 and get a bid.
2. Security Lights Out by #123 and Between Units #139 and #140:
Action: Brent will have Jake check them.
3. Bee Problem and Repairs at #132:
Action: Jim will contact #132 to assure that the problem has been resolved.
4. Fence Slats on West Row:
Action: Jim will contact Jerry Walters regarding this.
5. "Private Property – No Skateboarding" Signs for Each End of the South Row:
Action: Bud will get signs.

ADJOURNMENT

Bud Carnahan moved to adjourn. Jim Petteys seconded. The meeting adjourned at 2:15 pm.