

Pheasant Run Homeowners:

Minutes by Linda Parks on February 10, 2011

Attending: Elizabeth Fischer, Jared Kohlmann, Linda Parks

Claudia could not attend, has been ill. Linda will send Claudia flowers from the Board. Elizabeth will send mailing address.

Insurance has gone up. \$8400 from \$6400 per year, with a \$1,000 deductible.

New insurance quotes were obtained by Jared from current insurer American Family.

New deductibles at American Family would cost HOA 5K: 7311 and 10K: 5823

Linda will get a competitive quote from State Farm and see if we over-insured. Now that we are self-managed do we need all this? And, is there anything else or do we need anything additional.

All agree on 5K and 10K deductible.

Friendly Pet clean-up Flyer was put up around grounds. Linda picked up three plastic bags of dog poo around property. Signage appears to have gotten residents moving on picking up. Friendly flyers.

Some vehicles are still illegally parking in the drives of cul-de sac (third and first). This is blocking other tenants and also is a safety and snow removal issue. Jared will be contracting with Boulder Valley Towing, and signage will be put up so the HOA can legally tow the repeating violators.

Elizabeth will be drafting and mailing a letter to landlords and tenants.

Linda will measure the parking sign that needs to be redone in first cul-de-sac and an estimate.

Numbers on spaces will need to be re-stencil in Spring.

Fence is down on south end of property near commercial building entrance. Fence is beginning to show signs of falling in back of 1577 MacArthur. Ed Perkins 303 449 1357 Linda will call about the fence

HOA dues was raised at the annual meeting for 2011. An e-mail needs to be sent to all owners. Back dues owed. Tell owners to check regularly our website.

Linda will check the handbook to see if correct garbage date listed is Tuesday.

Linda will call Joe, home inspector, for a referral for a person to do repairs on exterior of the buildings.

The beam in front of Carol's unit that is rotting needs to be looked at in Spring, and the privacy fence in front of the Kelley's unit.

Jared is calling for quotes to do a Reserves study.

Exterior Decks: Elizabeth will walk around and take a tally of decks that owners need to repair.

It is their responsibility to repair and replace. We will send out a letter to ask them to address this in the coming year.

Attorneys are looking over governing documents last year. We also need to clear up conflicting content on late fees.

Elizabeth will put the handbook on the home page, info and documents page.

Trash will stay with Western disposal.

Next meeting dates. March 17, April 14, May 12 at Elizabeth's at 6:30 p.m.

All are welcome.

