

Pheasant Run Homeowners:

Minutes by Linda Parks on April 14, 2011

Attending: Elizabeth Fischer, Jared Kohlmann, Linda Parks

GOVERNING DOCUMENTS

In the works.

Attorneys looked at our documents to see if anything needs to be updated. A couple of things are suggested Jared has documents. Pricing four priority items \$400.00. Also by-law amendment suggested \$150.00. Can Quorum votes be lowered? Ask attorneys. Board needs clarification on first mortgagee. Board agrees to spend the \$2,500 attorney package costs to bring all documents up to 2011 standards after clarification.

INSURANCE

Taggart and Associates is broker. We are switching to Travelers.

All documents need to be signed, but we need to readjust to a \$1,000 deductible per claim after discussion at this meeting.

(Insurance has gone up. \$8,400 from \$6,400 per year, with a \$1,000 deductible. New insurance quotes were obtained by Jared our current insurer American Family. New deductibles at American Family would cost HOA 5K: \$7,311 and 10K: \$5,823. All agree on 5K and 10K deductible options. State Farm not under write HOA policies anymore.)

RESERVE STUDY

Waiting for response.

We will be engaging a professional company, Bradley Property Consultants, come in to do a reserve study to see where we are in terms of our current budgeting. We have been doing a ballpark but want it more defined. They have 24 years of experience and will do a full report and study. Board to proceed after we review competitive costs. Fee \$1,700.

ILLEGAL PARKING

Signs are up. Define and map on flyer to be passed out to tenants by Jared.

Boulder Valley Towing has submitted contract, it has been signed. Supply one sign and we buy the other two. They will put them up. Jared will pass out handouts to all residences. Elizabeth, Jared and Linda are authorized to make the calls, and e-mail owners.

WEBSITE

Jared will give .pdf to Elizabeth to upload on site

Parking page will be added to the site.

PARKING

Jared will put up 1595 parking sign.

Numbers on spaces will need to be re-stenciled by Linda.

1577 and 1597 Black spray paint and white for line for the two spaces.

MAINTENANCE

Roberts and Son submitted bid. Linda will contact him on the things we would like done.

Asphalt repair and patch (Quality Paving budget \$1800, have them come out and take a look Elizabeth will handle that) along with tree trimming (Green Plan get estimate and stump removal outside Elizabeth's unit \$4,000 budget) 303 938-8230.

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, do we need to cap it just paint it look at all units and check, what do we need to do? Privacy fence in front of the Kelley's unit (YES).

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.

Next meeting dates. May 12 at Elizabeth's at 6:30 p.m.

All are welcome.