

Pheasant Run Homeowners:

Minutes by Linda Parks on September 7, 2011

Attending: Elizabeth Fischer, Jared Kohlmann, Linda Parks, Claudia Lohuis

REVIEW OF FINANCIALS

Budget in great shape.

ANNUAL MEETING GOVERNING DOCUMENTS

One document needs to be approved by members. We need five members, board or not, to approve the document. Document for member review to be posted on site. E-mail a save-the-date, then an agenda with document for approval to be e-mailed to members. Tuesday, October 11, 6:30 PM. Shooters Grill and Bar on Walnut between 13th and Broadway, south side. Light appetizers and non-alcoholic drinks provided.

- Dues increase run numbers 5 or 10% or assessment
- Balance sheet
- Exterior repairs
- Concrete repairs
- Exterior maintenance

TOWING COMPANY RESEARCH + CHANGE

Linda will call about contracting with new company that will respond quickly to calls to tow illegally parked vehicles (Boulder Valley not answering phone or responding to calls). New signs would need to be put up, three signs.

GUTTERS

Extension issue on Carol's unit and on downspout on 1555 MacArthur (Jared will be taking care of this). Claudia is purchasing some rain guards from Costco. One box = 32 linear feet. \$40 / per box. Jared agrees to install.

EXTERIOR UNIT DAMAGE

Elizabeth will contact Joel Smiley for a competitive bid on this and Jared will see if he can find the previous repair people through Robert Drew. No response. We would like to do the East side where Flicker holes are and the South side of the Kelly unit. Port-O-Potty rental.

LANDSCAPING [HOLD]

Reviewing budget to see what we have to work with for some landscaping projects on the edges of the property that are being damaged by dogs and have no grass growing. We will be looking at rock and evergreen shrubs along with drought tolerant plants in the design scape.

WEBSITE

Add parking page once reliable vendor is contracted

Add Annual meeting date to home page.

PARKING

Numbers on spaces still need to be re-stenciled by Linda North edge of property along Arapahoe. 1577 and 1597 Black spray paint and white for line for the two spaces.

MAINTENANCE

Asphalt repair and patching needs to be done will follow up. DONE

We received quotes and are looking at budget and possible phase repair of the cement with reinforced rebar on other cul-de-sacs. HOLD

Next meeting dates. October 11 annual meeting . All are welcome.