

Corey Ridge HOA  
Board Meeting Minutes  
March 23, 2016

Meeting called to order. Quorum was established of 4 out of 5 members present.

Board reviewed two architectural requests.

All present approved plans and specifications for house at 936 Van Gert.

Owner present from [ ] to discuss fence that was built without prior approval. Board noted that a vegetation screen is required by the Covenants on corner lots. Requested owner get an estimate to move fence in 5 feet from street side to allow for screen – will have 90 days from date lots will be combined to have completed.

Officers were elected as follows:

President – Phil Radloff

Vice President – Jim Maple

Treasurer – Jeff Thompson

Secretary – Sudipta Misra

Minutes from October 15, 2015 were reviewed and approved with no changes.

Noted 3 quotes for General Liability and Directors & Officers insurance coverage were reviewed via email and unanimous decision to have a policy with Stephen West Insurance Services (Nationwide).

Board reviewed meeting reports (Balance Sheet, Profit and Loss, Delinquents, Violations, and Work Orders).

-Board noted all currently open landscaping violations should be completed (or at minimum in progress) by end of April.

-Noted all future builders should be required to put up a temporary debris fence during major construction phases.

-Board requested for RPM to send a dues reminder letter to any account with unpaid 2016 dues.

Grant application was reviewed and will be filled out/submitted prior to May 1, 2016.

Board approved for Enhancement Solutions to mulch along berm and two entrance islands, once GUC sewer connection is completed.

Board reviewed bids for neon light repair/replacement – not interested at this time.

Meeting adjourned.

Corey Ridge HOA  
Board Meeting Minutes  
May 24, 2016

Meeting called to order. Quorum was established of 3 out of 5 members present. Members present included Phil Radloff (President), Jim Maple (Vice President), Jeff Thompson (Treasurer). Sudipta Misra was excused from being absent. Bobby Hutchinson resigned as of May 5, 2016 leaving one position vacant at this time (term expires December 2016).

Minutes from March 23, 2016 were reviewed and approved with no changes.

Violation hearings were held for [REDACTED] in regards to dead shrubs/trees throughout the properties. The Board decided to not assess fines and request a timeline for replacements based on the Covenants stating “shrubbery covering the entire front elevation of the structure.”

Board reviewed meeting reports (Balance Sheet, Profit and Loss, Delinquents, Violations, and Work Orders).

Three architectural requests were reviewed.

[REDACTED]: RPM to send letter to owners in relation to fence with specific requirements.  
[REDACTED]: Landscaping extension approved.  
[REDACTED]: RPM to send reminder letter that the Covenants require four trees at least six feet in height to be planted prior to occupancy.

Previously voted to hire Enhancement Solutions to install mulch in the islands and along the berm. This decision was amended due to construction along the berm: Board members will purchase and install mulch in entrance islands only – to be completed by mid-June. HOA will reimburse for materials.

Meeting adjourned.

Corey Ridge HOA - Board Meeting Minutes  
September 26, 2016

Meeting called to order at 5:35 by President, Phil Radloff. Quorum was established with 4 of 5 members present. Members present included Phil Radloff (President), Jim Maple (Vice-President), Jeff Thompson (Treasurer), and Scott Koesters (appointed via email in-between meetings to fill remainder of B. Hutchinson's term, which expires December 2016). Sudpita Misra was excused from being absent.

Violation hearings were held for two properties.

[REDACTED]: Owner request two construction deadline extensions, which were approved unanimously through email and extended through September 15, 2016. No fines were imposed at this time – landscaping was noted as complete, fence installation will be completed the week of October 3, 2016 (pending no weather delays).

[REDACTED]: Builder will install a debris fence for the remainder of the construction period. No fines were assessed at this time.

Minutes from May 24, 2016 were reviewed and approved with no changes.

Board reviewed meeting reports (Balance Sheet, Profit and Loss, Delinquents, Violations, and Work Orders).

Annual meeting is scheduled for Wednesday, December 14, 2016 at 6:00pm. Three Board member terms are expiring and new terms will be voted on at the annual meeting. Board members reviewed the 2017 proposed budget and agreed to increase the annual assessment by the Consumer Price Index from the preceding month of July, effective January 1, 2017. The 2017 Budget will be presented to the membership at the annual meeting for ratification.

Old Business discussions included the below:

The owners of [REDACTED] have their property listed with a pending sale date of October 6, 2016. In the process of selling the home, the current buyers for the Byrnes' home and second lot do not want the lots combined and negotiated for both parcels to remain separate per contract to purchase the properties and any fencing removal would be at buyers' expense. The Board of Directors voted to allow a 30-day grace period from the purchase date for the buyers to remove the current fencing and submit a proper fence request, including details about the required vegetation screen, for review and approval by the Board of Directors prior to any new construction.

Developers of the neighborhood across Corey Rd have planned to return the berm to the best of their ability to how it was found prior to start the construction. This includes replanting the trees that were removed (currently stored across the street and surviving), repairing the cracked concrete, and mulch installation. An estimated completion date has not been provided to the Association at this time.

New Business discussions included the below:

A Board member received a verbal complaint in relation to the construction of a wing wall at [REDACTED] [REDACTED]. The complaint has not (yet) been received in writing by the Association, but Board members and Rocky Russell will investigate further details. No decision was voted on by Board members.

The Board hopes to publish a newsletter on a more frequent basis. Suggested topics included reminder of speed limit, holiday fireworks timing limitations, landscaping suggestions, and warnings for common violations of legal documents.

Jim Maple resigned from the Board of Directors effective at the end of the meeting. An email will be sent to all owners to gather interest and Board members will appoint someone to fill the remaining of the term, which expires December 2017.

Meeting adjourned at 7:37.