

Three Mountains Estates

Board Meeting

January 23, 2012

Location: Giuseppa Heineck's House

Meeting Minutes:

The meeting was called to order by Robin Holman at 3:00pm.

In Attendance:

Robin Holman	Co President
Robert Ward	Co President
Giuseppa Heineck	Treasurer
Ross Crowley	Member at Large - Website

Treasurer's Report:

Giuseppa went over the bank statement for the last quarter - including income and expenses. We currently have \$9006.95 in Savings and \$729.93 in Checking. The annual Homeowners' Association Fee of \$99.00 will be due by February 15th. However, if you would like to pay the fee at our February Association Meeting, there will be no late fee.

We discussed what we would like to propose to the Association regarding a "Reserve Fund". We will recommend that we seed the fund with \$6,000.00 from the savings and each year roll over extra funds from the operating budget. We will leave one year's operating expenses in the general fund at the end of each budget year.

Old Business:

Quick discussion of Lot #38.

There haven't been any more break ins, that we are aware of, since summer.

Do we need to prune or replace plants at the entrance was a topic of discussion. The board will take a look in the spring to see how much they block the view of driver's trying to turn out of the neighborhood.

There has been no further communication with Neil Brown as he hasn't returned Robert's phone calls. We have not received any more interest, correspondence, in the 3 acres of wooded area.

New Business:

We have tentatively scheduled the Neighborhood Association Meeting for Monday, February 27th. Ross will check with the school district about reserving space at Alberta Rider since that was a great spot last year. Robin will get the sign updated and Giuseppa will send out postcards notifying neighbors of the meeting. It will be held from 7:00pm - 9:00pm.

We will be asking if anyone would like to take on the task of updating the CC&R's.

We are all pleased with the fence and happy to have the task completed.

We discussed the start up of a "Reserve Fund" as I mentioned above.

There was general discussion of the neighborhood contributing to a summer - if Robert Ward decides to host again. We still need a request form filled out for the Patel's roof. We will be looking into what we need to do to add an addendum to our CC&R's for the new roof bylaw that passed.

Ross is going to put Joe's Trim Works (Fences and Trim Work) and Portland Colorworks (Indoor and Outdoor Painting).

Plan for Annual Meeting:

Included in the Annual Neighborhood Meeting will be: Proposal of Reserve Fund, discussion of updating the CC&R's, Treasurer's Report, Election of Officers for the upcoming year, updating the Names, Emails and Phone Numbers of our residents, information on Road Bumps and the new Stop Sign that was installed, do we as a neighborhood want to contribute to a neighborhood party, we can put quality sub contractors on our website if you are happy and want to pass on the names of people you have used and liked, and reminders regarding construction/painting on the outside of homes needing a form signed by our board.