



Three Mountains Estates

*Board Meeting
September 26, 2010*

The meeting was called to order by Robin Holman, at 4:00 pm.

In attendance

Co-President: Robin Holman and Robert Ward

Treasurer: Guiseppa Heineck

Secretary: Carol Ann Caveny

Member at large: Ross Crowley

Attendees:

Doug Holman

Budget

The Budget report was presented by Guiseppa Heineck.

Current balance is \$22,868.82.

The 2010 cumulative report is included in these minutes.

The water expenses have decreased. Thank you to the Karrs for keeping a watchful eye. We now have a copy of the maintenance schedule, from Kevin Hogan, for the common area at the entry of our neighborhood. The maintenance schedule is included with these minutes.

Guiseppa reminded the Board that we are required to maintain a working fund to cover one year's expenses.

Old Business

➤ **Update: Fence bordering SW 133rd Avenue:**

- The fence repainting has been completed.

➤ **Fencing along Bull Mountain Road:**

- Doug Holman presented a Fence Replacement Proposal which was created in previous years. Currently, one bid shows ?? without the cost of additional brick work and the other bid including brick work is \$43,951.00. A decision to replace the fence should be made: Hence a decision to present fence options at the January Annual Meeting was made.

- The decision to repair/replace this fence or refunds the funds will require a 75% approval by the association members.

➤ **New Business:**

➤ **Maintenance of Dwelling and Grounds:**

- It has come to the attention of the board that some complaints have been made that Lot 38 is failing to maintain the standard as required by the HOA Covenants. During 2010, a personal renters. The purpose was to give a friendly but general reminder to clear unwanted debris from the north side of the property. In addition a reminder, in person, to keep the garbage cans out of sight was made.
- Based on a current assessment of the property, a letter will be mailed to the address as well as a letter sent to the rental property management company explaining further the HOA requirements as the maintenance of the property needs improvement.

➤ **Annual HOA Board Meeting**

- The board is looking into a site close to Three Mountains Estates. A tentative date for the general meeting will be Monday, January 31, 2010 at 7:00 pm. The location is to be determined.
- For the 2011 Annual meeting, the Board will mail announcement letters, provide small street signs, and hand deliver reminder postcards. In order to make a decision about the fence repair, the HOA will require a 75% homeowner approval.

The meeting was adjourned at 5:10.

Contact the HOA board of directors by emailing [board @ threemountainstates.org](mailto:board@threemountainstates.org).