

**Hunter Creek Board Meeting  
February 18, 2019**

Board Members present:

Margaret Arnett, Laura Dickson, Judy Dietz, Susan Lind

Management present:

Kay Jones

5:33 Meeting called to order

Home owners present: none

Laura Dickson has agreed to the position of board president.

Report that the agenda was not sent to homeowners prior to this meeting or before the meeting in January.

Homeowners Forum: none

January minutes: A motion was made to accept the January minutes. The motion was seconded and it passed unanimously.

Budget review:

- The Balance Sheet shows a liability of \$34,200 for “Deferred Comcast Revenue”. Management was asked to explain this entry. Kay will research and get an explanation of this liability.
- The up-front payment for the entire insurance premium has been expensed over the year.
  - If we have to pay the entire premium at once again, we will put back into a negative balance for this expense. It is hoped that the insurance carrier will allow partial payments.

Manager’s Report:

- Garvin’s Sewer has been contacted to perform the bi-annual city main line cleanout – to be performed in March, exact date TBD.
  - 4660 #8 has had regular back-ups into the unit resulting in the owner’s personal expense to have the lines snaked. This unit was affected by the catastrophic sewer back-up in 2017.
    - Discussion that the plumbing may be connected to an adjoining unit either behind or across from it. This is unknown, but if so the back-ups may be a result of activity in those units in addition to activity in the units above.
    - The owner is requesting yearly sewer line cleaning. A motion is made to have building 4660’s sewer line cleaned annually, but to leave all other buildings on a bi-annual basis unless additional issues become known. The motion was seconded and unanimously approved.
- Rocky Mountain Chimney Sweeps was unable to accommodate the schedule that was approved during the January board meeting. Kay contacted Chimaree and was able to renegotiate a lower price for chimney inspection and as necessary cleaning. It is agreed to recommend Chimaree in

the memo that will be going out to homeowner's informing them of the requirement to have their chimney's inspected.

- The Superior Aggregates contract has been forwarded to American Family Ins, as per their request.
- TLC Gardens has requested a meeting to discuss landscaping at the clubhouse. This project has not been budgeted for. Therefore the board refuses this meeting at this time.
  - Some of the plants in the last phase of the landscaping project did not survive. TLC will need to replace those plants as per the original contract.

#### New Business

- Davey Tree has submitted a proposal for the removal of two of the remaining Ash Trees – marked as #14 and #15 on the site map.
  - Motion is made to accept this proposal. The motion was seconded and unanimously approved.
  - It is agreed to not replace these trees, as the area will still be well shaded.
- Crystal Clear Pools Plus has provided a contract for the renewal of pool services.
  - Motion was made to approve this contract with the removal of the extended season rate, which will limit the service to Memorial Day thru Labor Day. The motion was seconded and unanimously approved.
  - There have been media reports that Clorox is using fracking chemicals in their pool supplies. Kay will find out what brand of chemical is being used in our pool, so that we can ensure the safety of the products.
- Requests for concrete repair/installation bids have been requested from both Superior Aggregates and Brown Brothers.
  - Both companies require specs from the postal service for the proposed package boxes before they can complete the bids. Kay has attempted to meet with the contractors on site but has had to reschedule due to weather.
  - Drainage is a concern for the proposed mail box pads.
    - Discussion on the possibility of using rain barrels to capture the water for use on the property. Kay will get information about this.
- Report of the snow crew shoveling (scraping) when there is not enough snow on the ground to warrant it. Concern that we will be charged for unnecessary work. Kay will review with the snow removal company, but requested that she be notified immediately if it happens again.
- Roofing tiles were found on the ground following an evening of very strong winds. Kay will have the roofs inspected when it becomes safe to do so.
- A property street lamp to the east of 4652 has fallen down and is in the process of being repaired.
  - Report of another lamp between 4658 and 4660 is almost rusted through.
- Report that the light is out in the stairwells of 4670 and 4658 between units 9 & 10.
  - Follow-up: the light has been replaced in 4658.

#### Old Business

- The Proposal from Crystal Clear Pools was accepted to excavate and repair the return line. As expected the proposal from Advanced Pool was more expensive.
- A letter was sent from our attorney to the owner of 4660 #8, regarding the changes made to the common elements without application or approval from the Board of Directors. The unit is currently listed for sale.

- Response from the homeowner states that the patio wall has been returned to the original state and that they are working on the fireplace/closet issue.
- Kay will inspect the unit to ensure that the changes have been made.

#### Other Agenda Items

- The Seasonal Task list has been posted on google docs. All board members were sent a link so that they can review it.
- The 2019 Management Agreement with Hudson Real Estate was signed by Judy Dietz and Laura Dickson.

#### Violations

- 4670 #3 – Hearing – The homeowner has responded to notice of the hearing in writing. She states that they are in the process of evicting the renter. Until that process is complete the previous concerns are still a problem. These concerns include an aggressive dog that is left unattended outside in extremely cold temperatures, and excessively loud and disruptive behavior.
  - A motion was made to assess a \$100 fine to the homeowner. The motion was seconded and passed unanimously.
- 4680 #1 – A board member will check again on the cleanliness of the patio, which was previously filthy with animal feces and urine, but states that the patio had been well cleaned.

Meeting adjourned at 6:16.