

**Fortunes Ridge HOA- Homeplace III
Regular Board Meeting
January 13, 2011**

Meeting called to order at 6:30 PM by Martha Brown

- Board members present: Martha Brown, Lynda Pletcher, Quinn Byars, Peggy Oden, Lindsey Street, Brett Smith and Linda Bowles
- Absent: Ann Colosia, Phil Krayzler
- David Robbins, Kalyn Robbins - Grandchester Meadows Property Management
- guests

Call to Order

- Designation of quorum - **Yes**
- Approval of minutes

Financial Reports

- The delinquencies have been reduced and David has arrangements with several for payment.
- There was discussion about the amount the HOA is being charged for storm water fees and how it is determined. David informed the group that there is really nothing we can do.

Old Business

Roofing

- Some roofs are showing wear and will be fixed as required.

Sewer Repair

- The sewer behind 86 was repaired at a cost of \$575.
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Mailboxes

- Mailboxes need to be re-stained
 - There was discussion about transparent stain versus sikkens
 - \$100 per mail box for removing the boxes, sanding and transparent stain that lasts 2-2 1/2 years
 - \$175 per mail box for Sikkens sealer, and stain that lasts 5-6 year.

MOTION: Lynda Pletcher moved we use sikkens on mailboxes to be done by the gutter contractor and Martha and Brett will decide on the color. Peggy Oden seconded. Motion carried.

Landscaping

- The trees in the planter boxes were planted
- Trees and shrubs were planted on the hillside behind buildings 66-67
- Timbers are being replaced in the parking lots
 - Can't replace 67C and 75B due to shrub growth
 - 64 A the drain will be installed

Other New Business

- David will update the website with details regarding paint, new roofing and other maintenance
- Call Martha Brown or Grandchester if there is a snow emergency
- Trash cans are not to be in the street or planted areas on trash pickup day
- The sign at building 94 was damaged. We will research new signs that are reflective and show up better for emergency vehicles
- The cost to roto till the common garden area was \$120

Respectfully submitted

Linda Bowles

Meeting was adjourned at 7:40PM.

Next regular meeting will be Thursday, March 24, 2011 at 6:30 PM, in Suite K, Woodcroft Professional Building.