

The Terrace Homeowners Association (B)

Board of Directors Meeting

January 21, 2016

A regular meeting of the Terrace Homeowners Association (B) Board of Directors was held on Thursday, January 21, 2016 at 6:15 p.m. in the lower level of the Alpine Bank Building.

1. **Call to Order/ Roll Call/Establish Quorum** The meeting was called to order by Michael Dunlevie, president, at 6:15 p.m. Directors in attendance were Michael Dunlevie, Mary Kerst, Jane Tully, Mike Vaughn, Scott Schreiner, Cristian Basso, Ken Nager, and Deb Jordan. Bill Douglas, homeowner, was present. Also in attendance was Eileen Jacobs of Mountain Caretaker, Inc.
2. **Member Open Comment.** No comments were offered by owners.
3. **Approval of Minutes.** The most recent meeting on December 14, 2015 did not have a quorum so minutes were not recorded. The draft minutes from the November 10, 2015 meeting have not yet been presented.
4. **Financial Report.** The preliminary financial report as of 12/31/2015 was reviewed by Scott Schreiner, treasurer. Scott suggested the Board wait until after the final statements are issued until taking action to resolve the anticipated year end operating surplus. Scott's recommendation will be that the surplus is moved to the reserve fund.
5. **Covenant Compliance.** Michael Dunlevie presented some photos of violations to get a consensus from the Board as to the level of enforcement.
 - a) Signs. No signs except one "For Sale" or "For Rent" sign is allowed per the Declaration. The Board will also allow one construction sign during construction which must be moved one week after construction is complete.
 - b) Sports Banners. Team sports banners may be displayed during the sport's season, but should be removed after the season is over. School signs supporting teams or individuals must be removed at the end of the school year.
 - c) Junk and Unsightly Debris. Construction debris, appliances, ladders, personal property, paint, etc. may not be stored on the lots. Debris visible from the front of the house will be cited per the Enforcement Policy. It was agreed that clean up of the lots should be the top priority for the covenant compliance officer in the next few months.
 - d) Recreational vehicles including, but no limited to, snowmobiles, atvs, boats, etc. must be stored on a trailer with a properly fitted cover.
 - e) Parking of any vehicle is prohibited except on approved driveway and additional parking. Parking parallel to the street is not permitted. Unregistered, inoperable vehicles (flat tires or other evidence of a vehicle not in running condition) are not

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permitted.

6. **Snow Removal.** The Board will rebid the snowplow contract next fall. It was suggested that a one-inch trigger be considered when soliciting bids.
7. **Updated/East Entrance Monument.** The bids came in higher than the original budget number of \$25,000. The Board will consider alternatives to the stone which seem to be driving the cost up.
8. **Other Business.** Scott Schreiner has worked an agreement with the Town where they will paint a crosswalk from the park and is also discussing painting a crosswalk at each intersection to help remind drivers to slow down.
9. **Adjournment.** Upon motion duly made and seconded, the meeting adjourned at 8:05 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____
Eileen Jacobs