

# Terrace Homeowners Association, Inc.

---

## Board of Directors Meeting

January 25, 2018

A meeting of the Terrace Homeowners Association was held on Thursday, January 25, 2018 at 6 pm in the offices of Berkshire Hathaway HomeServices/Eagle Ranch.

1. **Call to Order.** The meeting was called to order by Cristian Basso, president, at 6:07 pm.
2. **Roll Call/Establish Quorum.** Directors in attendance were Cristian Basso, Andrea Messier, Ken Nager, Scott Schreiner and Matt Hayden. Mark Szcznesy and Paul Novak were absent. With a majority of directors in attendance, a quorum was established for the purpose of conducting business. Eileen Jacobs of Mountain Caretaker, Inc. was also in attendance.
3. **Member Open Comment.** There were no owners in attendance to offer comment.
4. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the November 30, 2017 meeting were approved unanimously.
5. **Financial Report.** The preliminary year end financials were reviewed by Scott Schreiner, noting that an operating surplus is anticipated. This surplus will be acted upon after the final year end statements are issued by the accountant. The Board approved using Lathrop Financial Services for tax prep and year-end financial statements.
6. **Committee Reports.** Cristian reported that the survey on the second entrance has been completed and he and Gary plan to review it this week. A stone will be selected after a closer inspection of the site to be sure it's proportionate. Cristian will begin the landscape design process shortly. He can get the materials wholesale and the Board is considering using volunteers or hiring the Boy/Girl Scouts to help with the installation. A final determination will be made after a design is approved.
7. **Old Business.**
  - a) **Survey.** Scott presented final language for the Commercial Vehicle question on the survey. Discussion ensued as to how much information to provide respondents without diluting the data or making it difficult to quantify for the survey's purposes. Cristian and Matt will provide Scott with suggested language they think will clarify this issue for owners. Once that language is finalized, Scott will send the approved survey to Andrej who will begin the process of sending the survey to all owners. Email, postcards and the sandwich board signs will be used to encourage all owners to participate.
  - b) **Snow Removal Expectations.** Scott and Cristian met with RMCL and management to discuss expectations for snow removal on the bike path. There hasn't been enough snow to evaluate the service yet.
  - c) **DCC Appointments.** Glen Lowe and Gary Hill have volunteered to serve on the DCC for the coming year. Matt Hayden will serve as the Board liaison on the DCC. Upon motion duly made

## Terrace Homeowners Association, Inc.

---

and seconded, the Board unanimously appointed Glen and Gary to the DCC. An owner contacted Andrea about volunteering and Andrea was asked to direct them to email management with their interest.

8. **New Business.** Management has been issuing citations and fines, when appropriate, for vehicles parked parallel to the street or on other unapproved parking areas. One owner contacted a Board member and asked for approval to be able to park along the street as he has been doing this for a long time and they have a lot of vehicles. The Board asked management to inform the homeowner that parking anywhere on the lots other than approved parking is prohibited. The owner can apply for an approved screening structure if he wishes to park a vehicle on the side of his house. Management will also encourage this owner to respond to the survey and express his desire for less restrictive parking through the survey.
  
9. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 7:35 pm

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: Eileen Jacobs, CMCA