

English Ridge Regular HOA Meeting: January 10th, 2008
7:00 Meeting called to order by Melissa Harriman at Collins Elementary.
Present: Melissa Harriman Gerri Laemmle
Tom Pardon James Tungsvik
Todd Preston

Financials from agenda. Month ending 12/31/07:

- Bank Account: \$11,441.70
- Savings/CD: \$30,746.12
- Income: \$512.01
- Expenses: \$14,788.81
- Outstanding Accounts: \$18,320.86 (as of 01/10/08)
- Gated Area Op Fund: \$???

The following motions were discussed and voted on:

- Prior meeting minutes for 11/08/07: Approved.
Todd Preston motioned, Gerri Laemmle seconded.
All in favor-Approved.
- Motion to waive fees and interest for lot D1L009 due to not receiving invoice. Homeowner put on notice no future exceptions will be made regardless of invoice received: Approved.
Todd Preston motioned, Tom Pardon seconded.
All in favor-Approved.
- Motion to accept offer made by D1L066 regarding legal fees and fines . Offer is to accept reduced legal fees and violation fines, future violations will result in eviction of current tenants. House is to be sold at current market value: Approved.
Tom Pardon motioned, Todd Preston seconded.
All in favor-Approved.
- Motion to accept Sutherlands increase in gate programming and maintenance fees. Semi-annual maintenance fees increasing from \$163 to \$186 and programming fees increase from \$36 to \$44: Approved.
Todd Preston motioned, Gerri Laemmle seconded.
All in favor-Approved.

Newsletter volunteer Rachael Duke is moving, we need to find a replacement. Tom Pardon to ask her to email soft copies of past newsletters and ER logos.

Tom to remind Chet to email website updates to Gerri. Gerri to forward all the updates to Erica.

Violation notices to go out to non-compliant rental properties for missing documentation.

To be sent to collections: D1L108, D1L136, D1L169, D1L230, D1L237. D1L100-Contacted law firm and is paying \$300/mo. until paid, to be paid up by 2008 Dues.

2 final ACC Requests turned over to James for lots D1L022 and D1L230.

6711 131st St E. Re: Lawn removal. Tom Pardon to write an official letter addressing the issue and request a resolution from the homeowner.

Letter to be sent to D1L113 re: Two toned roof resulting from a repair.

Due to Valentine's Day the normal meeting will be on 2/7/08.

8:02 Meeting adjourned. Respectfully submitted, Tom Pardon