

Upper Village Homeowners Association
Board Meeting Minutes
Saturday, December 3, 2005
Pine Ridge Conference Room, 9:00 am

I. Call to Order delayed till 9:30 am due to heavy snow and cold weather.

Attendants were: Steve Carr, President
Susan Rippe, Vice President
Mitch Weiss, Secretary Treasurer
John Lindgren, Member at Large

It was noted that Mr. Wayne Hoecker, Member at Large, was again not present. So far, Mr. Hoecker has attended only one meeting.

II. Managers Report by Dave Hartman, Manger for Association:

A. Passed out copy of agenda and minutes from 2004 Annual meeting for review, along with copy of the Special Meeting in June regarding Articles.

B. Overview of Budget was presented.

C. Update on projects: pathways, parking lot, Hot Tub, pool problems. Expressed safety concerns of tent rot, ice exposure and utility bills.

D. He also noted that the Pine beetle problem is becoming a concern and asked the board to address attendants at the annual, to get input and some suggestions. This could become a large expense. He said he would be glad to report on what he knows about it so far.

E. Dave also reported that he had posted all updated information online, and would continue to put all online after it was amended and approved, just as he always does.

III. Discussion of issues by the board:

A. Decision to have a professional take notes at meetings, was arranged as per e-mail discussion. Dave and Mitch, both obtained names and cost estimates. Susan felt it was unfair to burden any member with that chore, due to the intense scrutiny of members. Plus, the past meetings have been no less than 3 to 4 hours long. Steve and John were in agreement. Susan offered to take notes for this board meeting, in order keep down costs, and help out Dave, who usually takes the notes.

2.

B. Suggestions were made to keep the annual meeting on track:

1. Keep to agenda
2. Steve would direct meeting
3. Comments would be kept to minimum
4. Letters from owners would be read by attendants and discussed.

C. Steve presented his work on the Decs and asked Mitch to have some copies made to hand out to everyone, since he had only completed them a few days earlier. The Board did not have time to review, and instead, decided to get a copy for attendants at annual and ask for comments online. Mitch dashed to his office and got the copies made just in time.

D. Budget was discussed and thought to be low, because of unknown costs with utility increases and unknown action on Pine Beetle Prevention.

E. Board agreed that more information need be gathered on the SB100 changes that come in January. Mitch suggested, we may consider hosting a review with Myra Lansky, the board attorney, at a meeting next year for members, to explain new changes in the laws.

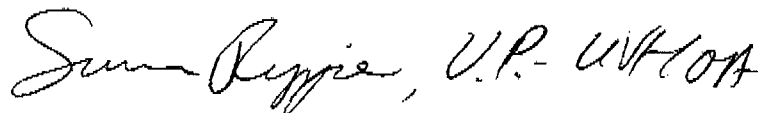
F. Steve said he would stay on the pool committee, and would really like to see that it continues. He said he would bring up the issue under the new business of the agenda, even though it really is old business.

IV. Election:

- A. To be held at end of meeting as traditionally done in the past.
- B. Two seats open this year. Mitch and Susan.

Meeting was adjourned at 10:15 am after Mitch motioned, and Steve seconded the motion. The annual was then held directly afterwards.

Respectfully submitted,



Susan Rippe
Vice President,
Upper Village HOA