

**THE RIDGE AT MEADOWRIDGE LODGES
BOARD OF DIRECTORS MEETING
TUESDAY, JULY 28, 2020 10:00 AM
ZOOM MEETING (DUE TO COVID-19 RESTRICTIONS)
MEETING MINUTES
APPROVED**

CALL THE MEETING TO ORDER

The meeting was called to order at 10:02 AM.

ROLL CALL

Present: Nesa Hassanein (board), Don Brown (board), Ken Mesec (board), John Clyne (board), Corky Schmidt (board), Janet Meinen (MCPM), Eric Mowrey (MCPM), Chad Griffith (MCPM)

APPROVAL OF BOARD MEETING MINUTES FROM MAY 19, 2020

A motion was made and seconded to approve the meeting minutes as presented. The motion passed unanimously.

OLD BUSINESS

- **Roof/Skylight Repairs**---The skylight repairs have all been completed except for the replacement of the broken glass at Railbender 6. Acevedo Roofing is completing the replacement of the broken glass at their expense. The replacement glass for the one skylight should be received next week.
- **Exterior Maintenance**—Mountain Chalet will be doing exterior maintenance work this summer which will include scraping and touch-up exterior painting where needed. This will also include exterior sideboard repair and/or replacement where needed. There was discussion on the appropriate type of material to be used for this exterior board. Mountain Chalet will investigate that and try to utilize the remaining boards in the shed.

NEW BUSINESS

- **Gutter Repair/Replacement**—Mountain Chalet will complete in the summer/fall gutter repair/replacement where needed. The problem areas have already been identified. Downspouts will be replaced where needed. It was suggested that Mountain Chalet look at using “fatter” downspouts to help eliminate the freezing/expansion problems during the winter.
- **Gravel Replacement for Walkways**—Eric Mowrey stated that a truckload of $\frac{3}{4}$ ” clean rock could be delivered to site for approximately \$320. There was discussion on whether the association should consider the larger size of rock, 1 $\frac{1}{2}$ ”. It is the same price as the $\frac{3}{4}$ ”. There was discussion on whether these two options were rounded versus angular. Corky Schmidt suggested that the angular may be a better option for staying place.

Mountain Chalet will request photos of the two samples to see what fits in better with the present rock on location.

- **Insurance**---Nesa Hassanein inquired as to the present insurance status of the association and specifically, what does the master policy cover versus an owner's personal policy. Mountain Chalet will research this and provide information to the owners on this subject.
- **Budget**—Janet Meinen reminded the board that we need to prepare and approve a budget prior to the annual meeting on November 14, 2020 with adequate time for proper disclosure and review for the ownership group.

SCHEDULE NEXT BOARD OF DIRECTORS MEETING DATE

Tuesday, October 20, 2020 at 10:00 AM mountain time

ADJOURNMENT

There being no further business to discuss, a motion was made and seconded to adjourn the meeting. The motion passed unanimously. The meeting ended at 10:37 AM.