

October 10, 2016

Lookout Ridge HOA Board Meeting

In Attendance:

Mike Richards-President, Scott Eliason-Treasurer, Karin Warner-Secretary, Nyles Christensen—Board Member and Barry Wilkins-Evolution Community Management

Meeting called to order 7:06 pm

Board reviewed August 3, 2016 board minutes. Mike R. motioned to approve the minutes. Karin seconded the motion. The Board unanimously approved the minutes.

Board discussed with the management company the camera repair bid from Mountain West Security. Mike Richard motioned to hire Mountain West Security to repair cameras and provide Board access. Karin Warner seconded the motion. Motion unanimously approved by the Board.

Board reviewed and discussed the financial statements. Bad debts were reviewed and discussed.

Board requested the management company contact the landscaping company to weed the common areas and winterize the sprinkling system.

Board discussed Larry Weber's request for a Special Meeting. Board is unable to discuss violations with other owners. Request for a special meeting was denied but the Board asked the management company to address all concerns in a timely manner.

Management Company discussed the city's response to the board's request to install bump and drive gates at the entrance. The city will not allow gates of any kind on public roads. They were also asked about disbanding the HOA. No response as of yet. Mike V. was asked to send out a survey to the community to see if there is enough support for this question to be pursued.

The landscaping amendment was discussed. Mike R. will provide amendment to the management company to send to the community for a vote.

Karin has agreed to update the Website with the minutes. The management company was asked to email the community reminding them they can access the website for information and to contact the management company with any concerns.

Adjourned at 8:41 pm