

Mesa Ridge Townhome Association

A meeting of the Board of Directors for Mesa Ridge Townhome Association was held May 30th, 2023 at 6 PM via ZOOM.

1. Roll Call
 - a. Dani Wesolowski (Present)
 - b. Joan Hollerbach (Present)
 - c. Michelle Adamson (Present)
 - d. Andrea Dazzi (Present)
 - e. Adam Ford (Present)
 - f. Laura Brown, HOA Manager Property Professionals (Present)
2. Verification of Quorum - With 5/5 board members present, a quorum was established.
3. Call to Order - The meeting was called to order at 6:07 PM by Dani Wesolowski.
4. Approval Action Items:
 - a. A motion was made by Joan Hollerbach to approve the meeting minutes from 1.13.23. Seconded by Andrea Dazzi. Passed unanimously.
5. Insurance Policy Review – Cole Willard with Mountain West
 - a. Cole was available by ZOOM and discussed the current verbiage in the CCRs that requires the Association to have a “studs in vs. studs out” policy. Cole states that the verbiage is too vague and in order to limit Association coverage and liability, we would need to change our current Insurance requirements. See CCRs – Page 14, Item 9: Insurance.
 - b. Our current insurance policy through Mountain West is \$65k/year. An increase from Farmers Insurance at \$46k/year due to increase in replacement coverage and building costs.
 - c. The Board would like to reach out to Chris Mcanany, a local attorney who has previously worked with Mesa Ridge and is familiar with our Governing Documents. They would like a review of the CCRs, specifically Item 9: Insurance to determine the verbiage required to lower insurance costs for the Association.
6. Board of Directors Update
 - a. A motion was made by Adam Ford to appoint Joan Hollerbach as Treasurer. Seconded by Andrea Dazzi; passed unanimously.
 - b. A motion was made by Michelle Adamson to appoint Dani Wesolowski to President. Seconded by Adam Ford; passed unanimously.
 - c. A motion was made Andrea Dazzi to appoint Adam Ford as Vice President. Seconded by Joan Hollerbach; passed unanimously.
 - d. A motion was made by Adam Ford to appoint Michelle Adamson as Secretary. Seconded by Andrea Dazzi; passed unanimously.

- e. A motion was made by Adam Ford to appoint Andrea Dazzi as Board Member. Seconded by Joan Hollerbach; passed unanimously.
7. Committee Reports and Updates
 - a. Architectural Chair – Kevin Long – No report at this time.
 - b. Battlement Mesa Service Association – Adam Ford – No report at this time.
 - c. Welcome Committee – Cyndy Hallford, Cyndi Powers, and Joan Hollerbach – No report at this time.
 8. Policies and Procedures Update
 - a. Management presented the Board of Directors with the required, updated governance policies for their review.
 - i. A motion was made by Adam Ford to approve the revised policies and procedures. Seconded by Joan Hollerbach; passed unanimously.
 9. Old Business
 10. Owner Open Forum
 11. New Business
 - a. The next community day is scheduled for July 20th from 9 AM -12 PM with a picnic to follow.
 - b. Paula Coons would like to know if the Association has any regulations on squatters.
 12. Motion to Adjourn - There being no further business to come before the Board, Andrew Dazzi made a motion to adjourn the meeting at 7:47 PM. Seconded by Adam Ford; unanimously passed.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals