



ANGLER MOUNTAIN RANCH HOMEOWNERS' ASSOCIATION Townhomes Neighborhood Committee (THNC) Meeting Minutes THURSDAY February 3, 2022; 5:30-7:22 PM MDT

1. Call to Order by Bob at 5:30 pm: - Zoom Call Quorum Established: In attendance Bob Cardwell, Chauna Carne, Jeff Cooper, Brian Kuske
2. Homeowners in attendance: Stan Carne, Al Concordia, Bob and Julie Worthington, David Nuernberger, Doug Patterson, Jim and Mary Harmeyer, Kathi Collins, Lloyd Miller, Mike Acres, Reid Storch, Scott Hutchins, Susan Boarman, Bill's iPad, Herb Sutherland, Roy ?, Dottie, sonjadonelan.
3. The agenda was approved.
4. The minutes from the January meeting were approved.
5. Bob announced that a new landscaper has been hired, L&C Landscaping, for the season May 15, 2022 through November 15, 2022. The contract will not be put out on the website but anyone who wants to see it can contact Bob and it will be made available.
The Raven trash receptacle is still available to AMR residents, just tell the security that you live in AMR if questioned.
The snowplow update is in the Newsletter.
House watching is not a function most community managers want to do. Bob suggests to install monitors to your house to keep track of the temperature and water in the boiler room via your own phone.
6. Bob Worthington, Dave, Lloyd, and Dottie requested a copy of the landscaper contract. Sue requested that the owner's name be shared, and Bob responded that it is Jose Lopez. One of the first jobs will be establishing which of the homeowners want to do their own beds. The beds along Bald Eagle are under discussion by the landscape committee as to what they want to do there. When they make a decision, the landscaper will be offered the job to bid.
7. Treasures Update. Alan is traveling so Bob updated by saying that MSI was delayed in getting bank statements, so December financials are not available. Bob asked Alan to put together a budget schedule. Dave questioned about when the excess funds will be available to the neighborhoods. The erosion problem is waiting on the report from the engineer and the contractor's bid to do the repairs which will come out of the excess funds.
8. LDR update. Sue says no new homeowners requests this month. Sue requested guidance on approving homeowner's requests to remove trees themselves vs hiring a contractor. Brian brought up pruning trees and in the past it has not been allowed by the homeowners. Mary brought up more background of bad experience in the past with homeowners trimming. Bob suggests an offline committee meeting to make a decision.
9. Social update. Stephan is out of town but Mary says she expects Euchre to start back soon.
10. Planning update. Brian updated on landscape bed policy. The document has been sent out with the meeting agenda. The motion to adopt the policy was offered and seconded. Homeowners (Mike and Dottie) questioned the irrigation part of the policy. Bob stated that in order to limit the water usage the irrigation in the mulch beds will be turned off in HOA beds. A homeowner-maintained bed will get irrigation in the amounts or less than used in the past. The drip lines will be abandoned. New vegetation will be watered. Sue Boarman wants the irrigation policy to be fleshed out so that everyone in the future will understand it and she wants new plants to

have watering available. She also questioned the mulch policy that an owner-maintained bed will do their own mulch, she doesn't think this will be successful and she wants the HOA to provide the mulch. Sue wants to know how a homeowner-maintained bed will be marked. After much discussion Bob suggested that any policy can be changed if it isn't working but we have a good start. The THNC committee approved the TH Community Landscaping Bed Policy and written.

11. CM search. Brian Kuske and Jim Harmeyer reported that they have a committee and have started a search. They have found 9-10 possibilities with 5 that have responded. They are asking bids back by February 11 and then will start ZOOM calls to vet them. Hopefully by first part of March they will have 2 candidates to offer to THNC.
12. Self-Management report by Bob. One homeowner request to be taken care of this spring.
13. EB Update by Bob. January 27 meeting was productive. Revised rules and organization chart updated. They've executed the insurance update and we are all covered. The taxes for commons was not paid on time and there is a penalty but they are taking care of it. Investment policy may be revised to have more aggressive earnings with authority for investment lying with the neighborhoods.
14. Old Business. Quotes in the \$10K to \$15K range for fixing the back flow preventor. Jeff is still trying to get the post office to fix the storage box key and he is looking at hiring a locksmith. Bob wants to let Nik out of his 3rd year of the contract. Motion was seconded and he will be let out of his obligation.
15. No new business
16. No executive session needed.
17. Next meeting April 7, 2022
18. Adjournment.