

Hannah Ridge Homeowner Association
November 5, 2019
Membership Meeting

Meeting was called to order by Jerry Richardson, Board President at 6:10 PM. Board members present, Clint Garcia. There was a quorum of the owners, with 23 owners present and by proxy.

Member Meeting Minutes: Motion to approve and seconded Studebaker/Brown. Approved.

Officer Report

Jerry Richardson headed the meeting and went over the following:

1. Jerry went into the development of the Association. Filing four will be built out soon. Filings 5 and 6 have been started homes will first be built in Filing 6 then in Filing 5.
2. The development to the south of Hannah Ridge will be a Midtown Collection, that are single family homes.
3. Owners asked about the open space “park” area that is to be developed. The plans go to the county for their approval. Owners asked what would be submitted. At this time, it is designed to be open space. For playground equipment to be considered, there has to be enough room, it has to meet federal guidelines, ADA guidelines and County.

New Business

Financials were reviewed.

2020 Budget was presented. Assessment will remain the same.

It was asked for nominees for the open Board positions. Phil Herfendal and Danielle Cuevas volunteered. With there being two to fill the two open spots and no other volunteers it was unanimous in vote.

Neighborhood watch has been discussed and think it would be a good thing for the community. It would require block captains on each street. Neighborhood watch signs can be put up in the meantime.

Owner Forum

Owners asked to have dog waste stations put up at the end of Hunter Jumper and Pony Club and Winslow and Pony Club. Jerry said he could get that done.

There was a question about adding more streetlights on Farrier. This area is already developed and so more streetlights can't be installed.

Asked for No Outlet signs to be installed at Half Chaps and Farrier.

The mailbox was discussed, it was mentioned that a handicap ramp needs to be installed and to check if a vehicle pull-out can be installed. There is also a section of sidewalk that is missing. This will be reviewed and addressed as they can be, and the section of sidewalk finished.

Solar panels- there should be a requirement to have critter guard installed so that. Jerry will add this to guidelines. There was discussion also regarding solar not being allowed by Mountain View Electric due to them having excess power.

Landscapers need to take care of the common areas better. Linnea will address all areas of concern with them. Hunter Jumper and Akers corner area needs more in the area. Planting in that area cannot be done, since there is not enough coverage to allow plants to be watered in that area. Discussed doing decorative boulders in the area and check on xeriscape plants.

With there being no further business, the meeting of the homeowners was adjourned at 7:35 PM.

Respectfully Submitted;

Linnea Mellinger
Property Manager