Franklin Townhomes Homeowners Association
Board Meeting Minutes
November 24, 2008

Roll Call:
Board of Directors: Ron, Nikki & Danielle
Members: Mike
Colorado Management: Kathy Andersen

Meeting called to order at 7:10pm

Minutes: The August 18, 2009 Board meeting minutes were presented for review and approval. Ron moves to approve, Nikki 2nds all in favor.

Financials:
November financials were distributed and in the future at the meeting Kathy will discuss what is in this packet not the current balance sheet.

Old Business/Action Log items:
Ron and Suzanne have revamped the rules and they will e-mail to the board for review and once approved Kathy will send out to the community.

Landscape - Mike discusses that the tree growth is killing the grass out front and the suggestion is to put in ground cover to the side walk and let everyone plant what they want into the ground cover. Daniels is concerned that the trees are way to close to the building. Mike states that they have
Do they all off the grass clipping???? If not they need to mow on Tuesday when the trash is pick-up on Wednesday. Trumpet vines drive way once a month and parking area blown out once a moth.

Danielle requests info as to what the board wants included in the newsletters and it was decided that housekeeping reminders, seasonal updates. Nikki suggests that each meeting topics be included and that a quarterly newsletter would be enough January, April, July, and October.

New Business:
Wrap up all outstanding items.
Ron volunteers to host next board meeting after the annual meeting. Annual meeting needs to be at the church.

Discussion was entered into in regard to whether a dues increase is needed. The concern is that the board would prefer to have a dues increase vs. assessment. Nikki motions for a $25 increase to fund reserves to cover expenses of future building maintenance, Danielle 2nds all in favor.

Adjournment: Ron motions to adjourn Nikki 2nds all in favor 9.22pm

Approved