

Villas of Meadow Ridge  
Board of Directors Meeting  
December 14, 2009

Present: Robert Dubansky, Jean Eichelberger, Karen Quinn, Katie Roupe, Jessica Nybeck, and Ann Wagner

- I Call to Order. Meeting was called to order at 6:17 PM.
- II Approval of Minutes. Karen made a motion to approve the minutes of the November 16, 2009 meeting, and Katie seconded. All ayes.
- III Reviewed financials. Karen moved to pay Robert's fee for consulting on the capital projects this year (roof and concrete replacement) in the amount of \$3,006.45 in the current budget year, and Jessica seconded. All ayes.  
Karen moved that we accept the November financials, and Ann seconded. All ayes.
- IV Old Business.
  - a. Homeowner offer update. The Board discussed the status of our release offer to Homeowner Ellertson. Robert will ask our attorney for further clarification on the release language required by the Homeowner.
  - b. Fireplace update. Chiminey Cricket plans to install a device on the fireplace in Unit #1309-1 that should resolve the problem of downdraft putting the pilot light out. The device costs about \$200.
  - c. Snow removal. Few problems were reported considering the amount of snow received last week. Robert advised that parked cars in the streets or driveways can hinder and delay snow removal in those areas. Since this increases cost, vehicles can and will be towed at homeowner's expense to allow snow removal.
- V New Business.
  - a. Recycling of Christmas trees and garbage collection. The City of Ankeny will begin its one-week real Christmas tree pickup on Monday, January 11, 2010. Residents should place the totally undecorated tree in the street right-of-way along Delaware for pickup. Garbage and recycling collection days will be the same for Christmas and New Year weeks, since the normal collection day is Thursday.
  - b. Newsletter. The Board discussed contents for the next newsletter.
- VI Meeting was adjourned at 7:25 PM. The next meeting will be held at Unit #1319-7 on Monday, January 18, 2010 at 6:15 PM.

Respectfully submitted,  
Ann Wagner, Secretary