**The Board of Marsh Ridge Homeowners Association met on August 19, 2019.** All Board members were present and were joined by Erin Johnson.

The minutes of the Board meeting of July 18 and the agenda for the present meeting were approved. Erin Johnson passed out the July financial statement, expenses itemized by category for July and a spread sheet of a three-year monthly comparison of expenses by category. Totals for each year were followed by the budget allocated for that category. A lengthy discussion followed as the Board uses this meeting to plan a draft budget for 2020, to be presented at the Annual Meeting. Unfortunately, no proposal has yet been received for the Association insurance. The renewal date is October 1 and despite no major claims in Marsh Ridge, casualty rates will no doubt respond to weather related incidents in the region. The Annual Meeting agenda is also planned at this meeting.

**Old Business:**  Jenco Landscaping is starting on the removal of evergreens on Marsh Drive broken by weather and ice and snow. Utility meters are hidden behind the bushes for many twin homes. The large bushes will be replaced with perennial grasses and existing shrubs will be trimmed after blooming. Rock will be replaced in the area. All of these bushes will be replaced as time permits. **Homeowners are warned not to place signs or lawn ornaments in the area where arborvitae were removed. Utility lines run to the meters in this area.**

Edging pavers on three addresses will be installed as Jenco’s schedule permits. Sprinkler heads have been tested and repaired where necessary. Rich Jerde has submitted a bill for miscellaneous repairs. Mold has been power washed at some twin home addresses and deck posts painted.

The audit of the Association books has been completed by a committee with no errors.

**New Business:** The Board then discussed raising the budget in specific categories.

As Marsh Ridge ages, Maintenance and Repairs generally are higher than budgeted. The contract for Jenco, which includes lawns and snow removal is due to be renewed and will be 2–3% higher. If vinyl siding is damaged original colors or style will not match and the entire twin home will of necessity have to be replaced.

Capital Improvements, which includes driveway repair/replacement, should be increased. The dues for twin homes will have to be raised and this will be discussed and voted on at the Annual Meeting.

The Annual Meeting will be Tuesday, September 17, 2019 at Light of Christ Church.

Potluck will be at 5:30 and meeting at 6:30. Please send a proxy if you are unable to attend so that a quorum is in attendance and able to vote on these issues.

**The Board will meet following the Annual Meeting at 7:30.**