

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **ANNUAL MEETING MINUTES**

**MARCH 28, 2006**

### **CALL TO ORDER**

Board President, Mike Farrell, called the meeting to order at 7:03 p.m. Other Board Members present were Chad Hendricks, Phil Goldstein, Howard Dimmick, Darren Conradson, Don Wells, and Roberto Avila. The quorum requirement of 5% was exceeded as 63 owners were present at the meeting either in person or represented by proxy.

**PROOF OF NOTICE** – The Proof of Notice mailed to all Ridgewood Hills homeowners was displayed

### **APPROVAL OF PREVIOUS MINUTES**

A motion was made and carried to approve the minutes of the March 29, 2005 Annual meeting as written.

### **FACT AND OBLIGATIONS**

Association Facts - Board President Mike Farrell explained that membership to the Ridgewood Hills Master Association was automatic by owners accepting the deeds to their homes.

Association Obligations – Mike explained that the Association's obligations were to maintain the common areas, enforce the legal documents, maintain the Association's records, and the oversee the finances of the Association.

Homeowners Obligations – Homeowners obligations are to pay assessments in a timely manner and to comply with the governing documents.

### **MANAGERS REPORT**

MSI Community Manager Russ Bartz discussed the roles and responsibilities of MSI. Russ explained that the primary responsibility of MSI is to assist the Board of Directors in carrying out day-to-day Association business. MSI makes no decisions on behalf of the Association or the Board of Directors. The administrative functions performed by MSI include, budget preparation, reserve planning, bank account management, assessment collections, accounts payable and title transfer processes. In addition to these, MSI maintains the Association records, drafts newsletters, hosts a 24-hour emergency response team, contractor bid solicitation, and manages the Association retained Contractors. MSI performs weekly inspections, pre-bid inspections and architectural inspections.

## **PRESIDENT'S REPORT**

### **OLD BUSINESS**

Board President Mike Farrell reviewed the 2005 accomplishments of the Board of Directors.

Speed Humps – Mike announced that the speed hump campaign the Board of Directors undertook was successful. More than 75% of the residents in the community signed a petition to install speed bumps. As a result, the Board moved forward and the speed humps were installed in the fall of 2005. These speed humps were ultimately removed because they lacked quality standards of both the City of Fort Collins and the Board of Directors. The speed humps will be re-installed in the spring of 2006 under the direction of the City of Fort Collins inspectors.

SB100 Policies – The Board worked at putting together a political sign policy for the community. The Board also reviewed and adopted seven governing policies that were required by Senate Bill 100.

CD Investments – Reserve investments were made in incremental CDs that the Association will roll over every three months to take advantage of the rising interest rates.

Tree Service Committee – In 2005, the Board of Directors formed a sub-committee headed by Roberto Avila. The committee will research a tree maintenance plan for the community. Roberto is a forester with the US Forestry Department and will be putting in place a program to record the health and location of each tree throughout the community. In addition to this documentation, Roberto will be working on researching a tree maintenance plan to include insect spraying and fertilization.

Adopt-A-Street Program – The Adopt-A-Street Program, headed by Board member Phil Goldstein, will continue for another year. Phil announced that the Ridgewood Hills Master HOA has adopted a length of street on Trilby Avenue from College Avenue to Shields. The Adopt-A-Street Committee and the Social Committee will be working to host the Adopt-A-Street Cleanup for a date yet to be chosen in May 2006.

Questions From The Floor – The Board addressed questions submitted in writing from homeowners. Items discussed included:

- Dog Issues – The Board explained that the Larimer County Humane Society best handles most dog issues, including dog waste and dogs off leash. The Board explained that there is some language in the covenants that gives them the authority to address these issues, however, the Board has chosen to direct the issues to the Larimer County Humane Society because they have better resources than the Association does to address these issues.
- Roof Issues – Several homeowners were concerned regarding roof quality issues with both the shingle manufacturer and the installation process used by the contractors. The Board explained that the HOA does not have within its purvey to address these types of

issues. The Board suggested that the owners contact the warranty departments of their perspective builders directly.

- School Bond Issue – The school bond issue was briefly discussed. In a recent election, the bond was approved and the Thompson School District will build an elementary school on the site within the Ridgewood Hills Master HOA.
- Traffic Concerns – Traffic concerns were brought to the attention of the Board from various homeowners in the community. These concerns focused around speeding and courtesy in the roundabouts. The Board committed to looking at the landscaping in the roundabouts and possibly altering it to accommodate better sight lines for traffic.

### **ADJOURNMENT**

Without further business to discuss, the meeting was adjourned at 8:35 p.m.