

RIDGEWOOD HILLS MASTER ASSOCIATION

ANNUAL MEETING MINUTES

MAY 8, 2007

CALL TO ORDER

Board President, Mike Farrell, called the meeting to order at 7:05 p.m. Board Members in attendance were Chad Hendricks, Darren Conradson, Don Wells, and Roberto Avila. The quorum requirement of 5% of the 837 members was exceeded as 54 members were represented at the meeting either in person or by proxy. Representing MSI, LLC was Community Manager Russ Bartz.

PROOF OF NOTICE

The Proof of Notice mailed to all Ridgewood Hills homeowners was displayed.

APPROVAL OF PREVIOUS MINUTES

A motion was made, carried, and seconded to approve the minutes of the Ridgewood Hills Annual Association meeting dated March 28, 2006 as written.

FACTS OF OBLIGATIONS

Association Facts – Membership to the Ridgewood Hills Association is automatic by the homeowners accepting deeds to their homes.

Association Obligations – Maintain the common areas, enforce the legal documents of the Association, maintain the Association's records, and oversee the finances.

Homeowners Obligations – Pay assessments in a timely manner and comply with the governing documents of the Association.

MANAGER'S REPORT

MSI, LLC Community Manager, Russ Bartz, discussed the roles and responsibilities of MSI, LLC with the community. The primary responsibility is to assist the Board of Directors in carrying out the day-to-day activities of the Association. MSI, LLC makes no decisions on behalf of the Association or the Board of Directors. Specific responsibilities include accounting, customer service, weekly inspections, contractor walkthroughs, and contractor management, facilitating Board / Owner meetings, 24-hour emergency response, budget preparation, and reserve planning. In addition, general service and support activities are provided, such as record keeping, publishing newsletters, insurance / attorney liaisons, website administration, and mail processing.

PRESIDENT'S REPORT

Board President Mike Farrell reviewed the following accomplishments of the Association from the previous year:

SB 89 Compliant – The Board of Directors worked to redraft the Association's Governing Policies to be compliant with the recently signed SB 89 Laws. In addition, the Board has been designing a Design Review Request Policy that will be implemented in early 2007 for the community.

Trash Contract Sanitation – The Board negotiated preferred rates with Gallegos Sanitation on behalf of the homeowners.

Foreclosures – Investigation is underway for a covenant amendment to allow the Association the right to enter onto abandoned properties to perform basic landscaping and building repairs in order to protect the property values.

Fence Staining – The Board began implementation of an Association fence-staining plan. Last year, Filing 1 Ridgeline Fence was re-stained. This program will be expanded upon in 2007.

Tree Management – A Tree Management Committee was formed and led by Board member Roberto Avila. Swingle Tree Care has been placed under contract to provide insect spraying on the Association owned trees. Swingle announced that they are extending a 5% discount to homeowners that would like to extend the services to individual homeowner lots.

Management Contract Renewal – The Board of Directors reported that they have entered into a three-year management contract renewal with MSI. Mike noted that the contract renewal price is based on the 2006 contracted pricing and no increase will be seen over the next three years.

Association Grounds – Mike Farrell announced to the homeowners in attendance that the Ridgewood Hills Master Association is now in control of all green belts and tracts throughout the community. D. R. Horton officially turned all of these tracts over to the Association in early 2006.

OLD BUSINESS

Adopt-A-Street – The Ridgewood Hills Adopt-A-Street Program continued to be successful. The next Adopt-A-Street will be held on May 19, 2007. In addition to the Adopt-A-Street, the Association will provide roll off dumpsters for residents to dispose of large items. This program will continue to be coordinated by Board member Phil Goldstein in 2007.

Neighborhood Night Out – Ridgewood Hills will again be participating in the City of Fort Collins Neighborhood Night Out events held in August of 2007.

NEW BUSINESS

Delegate Elections – New delegates are elected each year for the Ridgewood Hills Master Association. Ballots were cast for each of the filings within the Association, and the following candidates were elected to represent their filings respectively:

- The Commons – Tony McCall
- The Village – Don Wells
- The Peaks – Mr. Goldstein
- Filing 1 – Kristina Murphy
- Filing 2 – Howard Dimmick
- Filing 3 Delegate 1 – Ann Robbins
- Filing 3 Delegate 2 – Chad Pigonni

GENERAL DISCUSSION

The following topics were discussed and questions answered:

- Dogs and dog waste
- Motor homes and boats
- ATV's in the green belts
- Landscaping issues
- Round-a-bout landscaping maintenance
- Speeding concerns on Avondale and Triangle

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:30 p.m.