

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JANUARY 10, 2006

CALL TO ORDER

Board President, Mike Farrell, called the meeting to order at 7:05 p.m. In attendance for the Board of Directors were, Howard Dimmick and Phil Goldstein, Robert Roberta Avila and Don Wells. Absent from the meeting was Chad Hendricks. Representing Management Specialists, Inc. was Community Manager Russ Bartz.

OPEN FORUM

No homeowners were present; therefore, no items were discussed during the Open Forum.

APPROVAL OF PREVIOUS MEETING MINUTES

The minutes from the Board of Directors meetings dated October 18, 2005 and December 6, 2005 were approved as written.

MANAGER'S REPORT

Financials – The year-end financials were not available for review. Management Specialists, Inc. will forward the year-end financials to the Board as soon as they are available.

432 Peyton - The Board reviewed a letter Hindman Sanchez sent to the property owner for covenant violations. Hindman Sanchez recommended that the weeds and lawn maintenance issue be placed temporarily on hold for the remainder of winter and to assess the property in the spring to see if the violations have been corrected. The Board of Directors discussed the fence violation and requested that Hindman Sanchez take the necessary actions to resolve the fence violations now and not wait until spring.

606 Holyoke – Management Specialists, Inc. has received complaints regarding trashcan violations at this property. Russ Bartz notified the Board that the appropriate letters have been sent. As a result of the letters, the owner has sent a request to have the \$25 fine removed. The board reviewed the request and a motion was made, seconded, and carried to reverse the fine.

OLD BUSINESS

Twenty-year Reserve Plan – The Plan was briefly discussed and Management Specialists, Inc. reported that it has been updated. Mike Farrell requested that this issue remain as old business until he has additional time to review the updated plan and address long-term concerns.

Speed Humps – Don Wells reported that one speed hump has been removed. The rest will be removed, due to the fact that they did not meet the quality standards set forth by the City of Fort Collins. The removal was temporarily delayed awaiting a community newsletter to be sent out informing Ridgewood Hills residents of the reason the speed humps were going to be removed.

Design Review Request Policy – The policy was discussed regarding fining owners who fail to receive the proper approval for changes and enhancements to their property. At previous Board meeting, the Directors requested Management Specialists, Inc. seek advice of Hindman Sanchez on the proposed policy. Hindman Sanchez reviewed the policy and offered recommendations, which were briefly reviewed by the Board. After discussing this issue the Board of Directors decided to table this issue for a future Board meeting.

SB 100 Governing Policies – Management Specialists, Inc indicated that the SB100 governing policy questionnaire has been turned over to Hindman Sanchez for preparation of the initial draft. These policies will be completed and ready for review at the February Board meeting.

Meeting Postings – The Board reviewed the SB100 requirements for physically posting meetings. After a brief discussion, the Board requested Russ Bartz to move forward and have a sign developed for this purpose.

2005 Audit - The Board of Directors discussed the necessity to have an audit prepared for FY2005. After the discussion, a motion was made, seconded, and carried to accept an audit proposal from Dicks, Barrett and Stiltner to prepare an audit for year ending December 31, 2005.

Tree Spraying – A proposal from The Lawn Doctor to spray the trees throughout the community for ash bores was reviewed. A motion was made, seconded, and carried to accept the proposal from The Lawn Doctor in the amount \$473.00.

Informational Meeting – A decision was made to go present the FY2006 budget as well as the budget to actual figures from FY2005 and the current Balance Sheet. Any remaining meeting time will be used for as a question and answer period for owners in attendance. It was recognized that it will only be an informational meeting and no decisions will be made.

NEW BUSINESS

South Gate Church – The Board discussed a monetary donation to the SouthGate Church for the use of a meeting room for the owners informational meeting. A motion was made to donate \$35 to the Church for the use of the room. After continued discussion, the motion changed to increase the donation to \$75. This motion was seconded and carried.

D.R. Horton Filing Three Acceptance – The Board of Directors discussed the punch list provided by D.R. Horton for the acceptance of the remaining tracks in Filing 3. After this discussion, the Board made a decision to postpone the formal acceptance of the Filing 3 until April. In early April the Board would like Management Specialists, Inc. to schedule a walkthrough with Mill Brothers Landscaping to get a technical opinion before the D. R. Horton meeting.

Trash Contractors – The section of the covenants that gives the Association the authority to specify one trash contractor to pickup trash throughout the community was discussed. After this discussion, the Board decided to table the issue until a future meeting. Howard Dimmick will contact GSI Sanitation, Waste Management, and Ram Waste to find out current rates for the 96-gallon residential trash service.

Certificates of Deposit – Mike Farrell mentioned that the Association's Certificates of Deposit would be coming due for renewal next month. Alternatives to renewing the Certificates and renewing them at 6, 18 and 24-month intervals were discussed. After the discussion, a motion was made, seconded, and carried to have Mike Farrell research the terms and report back the Board by email.

Newsletters/Mailings – The next newsletter is scheduled for the third week of February. This newsletter will include the Annual Meeting Notice for the fourth week of March.

NEXT MEETING

The next scheduled meeting is an owners informational meeting on January 24, 2006. This meeting will held at SouthGate Church. At 7:00 p.m.

The next Board of Directors meeting will be on February 28, 2006 at Management Specialists, Inc.

ADJOURNMENT

Without further business to discuss, the meeting was adjourned at 8:50 p.m.