

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

January 22, 2008

CALL TO ORDER

The meeting was called to order at 7:05 p.m. Board members in attendance were Mike Farrell, Chad Hendricks, Phil Goldstein, Howard Dimmick, and Jeff Pagani. In attendance from MSI, LLC was Russ Bartz. Also present at the meeting were homeowners Rex Pielstick and Dorothy McCarthy.

APPROVAL OF PREVIOUS MINUTES

The minutes from the November 27, 2007 Board meeting were approved as written.

OPEN FORUM

Dorothy McCarthy, from 7263 Fort Morgan discussed a recent violation letter she received for failure to submit a Design Review Request to paint her front door. Dorothy explained that after she received the letter, she did submit a request that ultimately was declined by the Committee because the color chosen was not an earth tone color. Dorothy presented a Design Review Request with alternative color options for the Committee to consider. Dorothy was informed that the Committee will review the alternative color options and respond accordingly. Dorothy requested that the Board consider removing the fine assessed to her account for the perceived violation. Board President, Mike Farrell, informed Dorothy that the Board will review her request later in the meeting and MSI will notify her of the Board decision in writing.

Homeowner, Rex Pielstick, commented that the Design Review Committee meetings should be opened to the homeowners in the Community. Rex encouraged the Board to find a way to accommodate this.

COMMITTEE REPORTS

Treasurer's Report – Board Treasurer, Howard Dimmick, reported that the 2007 year-end financials were not yet closed by MSI, LLC. The financial statements should be available for review prior to the end of January. One item that delayed the closing of the year-end statements was the reporting of the interest earned on the Home State Bank Reserve CD. Howard made a special trip to Home State Bank to obtain an interest report for 2007. The December 2007 interest earned on this CD was \$497.02 and the 2007 year-end interest earned was \$3,430.79.

Adopt-A-Street Committee – No Adopt-A-Street Committee Report was given at this meeting.

Architectural Review Committee – Committee Chairman, Howard Dimmick, reported that there is one pending request to install a dog run at 7457 Stonington Court. The Committee is requesting that MSI, LLC contact the owner for additional information on the style of fence proposed.

Tree Management Committee – No members of the Tree Management Committee were present to offer a report. Russ Bartz reported that the tree pruning previously approved by the Board was currently underway by Swingle Tree Service and the project was 70% complete. Russ also reported that Swingle Tree Service accidentally pruned a tree on a private lot located at 6701 Flagler Road. Russ met the homeowner Greg Sunstrom, along with Sam Harrison of Swingle, and Roberto Avila, the Tree Management Committee Chairman. After inspecting the tree, Sam agreed to replace the tree at Swingle's expense in the spring of 2008.

Covenant Amendment – The Board reviewed a proposed Covenant Amendment drafted by HindmanSanchez. This amendment is titled a "Self Help" amendment and would allow the Association to go onto abandoned lots to address basic landscaping maintenance and building repairs. Melissa Garcia, an Attorney from HindmanSanchez, indicated that this amendment would only apply to the Master Covenants and not the individual filing covenants. Because the proposed amendment does not apply to, and does not conflict with, the individual filing covenants, only the Delegates are needed to approve the amendment. A decision was made to hold a Special Delegate Meeting to consider this amendment on February 26, 2008 at 6:30 p.m. in the Loveland MSI office.

MANAGER'S REPORT

Financials – The December 2007 financial reports, which are also the 2007 year-end financial reports, were not reviewed as they were not yet completed.

Collection Matters – The most recent HindmanSanchez legal collection report was reviewed.

Real estate agent, Anthony Smith, had contacted MSI, LLC requesting to purchase the Association's lien on Unit #662 for \$600.00. The current balance owed the Association is \$2,056.53. After discussing the account, the Board made a decision to offer to sell the Association's lien on this property to Anthony for \$1,500.00.00

Covenant Violations – The most recent Covenant Violation Log was reviewed.

Ratification of the Community Managers Actions - A motion was made, seconded, and carried to ratify the actions of the Community Manager outside of the Board meeting.

OLD BUSINESS

- Issue: DRR Final Inspection
 - Discussion/Summary: A decision was made to table this issue for another Board meeting.

- Issue: Trash Contract
 - Discussion/Summary: Board member, Howard Dimmick, reported that Gallegos Sanitation has agreed to a four-year trash collection contract. The 2008 rate has been set at \$12.00 per 96 gallon cart per month. This is the same rate that Gallegos was under contract for in 2007. The new contract has a rate limitation not to exceed 4% for the second through fourth years of the contract. Gallegos offered the 25 to 30 owners who do not currently use their service an additional rate reduction if they switch service providers to Gallegos. The reduced rate offered is \$9.00 per 96 gallon cart, per month, for the first 12 months. Howard drafted a letter to be sent to the owners not currently being serviced by Gallegos explaining this offer.
 - Board Decision: The Board authorized that the letter drafted by Howard be sent to the 25 to 30 owners not currently being serviced by Gallegos Sanitation pending a final review from the Board via email.
 - Action: Once the final Board review of Howard's letter is completed MSI, will identify the appropriate owners and mail the letter.

- Issue: Non Complying Shed
 - Discussion/Summary: A non-complying shed at unit #783 was briefly discussed.
 - Board Decision: A decision was made to table the matter for further Board discussion at another time.

NEW BUSINESS

- Issue: Newspapers
 - Discussion/Summary: There has been an increase in the distribution of free newspapers throughout the Community. These newspapers have created an unsightly condition as they are frequently thrown in the street and gutters.
 - Board Decision: It was noted that this is not an Association issue and not within the control of the Community. The Board decided to place an article in the next newsletter informing the owners of the Community how to contact the newspapers to request delivery stop at their individual house.
 - Action: MSI, LLC will contact Mill Brothers Landscaping to ask them to pay special attention to collecting papers dumped in or along the Association common areas.

- Issue: Legal Retainer Program
 - Discussion/Summary: A legal retainer program offered by HindmanSanchez was briefly reviewed.
 - Board Decision: A decision was made to table this matter until a future Board meeting.

- Issue: Owners Meetings
 - Discussion/Summary: The Association has typically held a homeowners Informational Meeting in February and a homeowner Annual Meeting in April.
 - Board Decision: Because these meetings are so close together, and the governing documents do not require two separate meetings, a decision was made to combine the Informational Meeting and Annual Meeting for 2008.

- Action: This meeting will be held on April 8, 2008.
- Issue: Executive Session
 - Discussion/Summary: The Board made a decision to move into Executive Session at 8:15 p.m. to discuss a legal collection matter.
 - Action: The Board came out of Executive Session at 9:00 p.m.
- Issue: Unit #125 Settlement Offer
 - Discussion/Summary: An offer to settle the delinquencies on this account in full for \$750.00 was briefly discussed.
 - Board Decision: A decision was made to accept the offer of \$750.00 as payment in full for the past due delinquencies provided the owner submit payment of \$150.00 for the 2008 semi-annual assessments that are due in January at the same time.
 - Action: MSI, LLC will contact HindmanSanchez notifying them of this decision.
- Issue: Non Complying Shed
 - Discussion/Summary: The non-complying shed at Unit #783 that was tabled earlier in the meeting was brought back to the floor for discussion.
 - Board Decision: A motion was made, seconded, and carried by a vote of four to one to engage HindmanSanchez to address this matter through the Covenant Violation Lien process.
 - Action: MSI, LLC will engage HindmanSanchez
- Issue: 7263 Fort Morgan Fine
 - Discussion/Summary: The request from Dorothy McCarthy of 7263 Fort Morgan to reverse the \$25.00 fine assessed to her account for failing to submit a Design Review Request was discussed.
 - Board Decision: A motion was made, seconded, and carried to grant this request.
 - Action: MSI, LLC will make an account ledger adjustment and send Ms. McCarthy a letter informing her of the Board's decision.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on February 26, 2008 at 7:00 p.m. in the Loveland MSI, LLC office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:25 p.m.