

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JANUARY 23, 2007

CALL TO ORDER

Board President, Mike Farrell called the meeting to order at 7:18 p.m. Other Board Members in attendance were Chad Hendricks, Roberto Avila, Howard Dimmick, Phil Goldstein and Don Wells. Representing MSI was Community Manager Russ Bartz.

OPEN FORUM

No homeowners were present for the Open Forum of the meeting.

APPROVALS OF PREVIOUS MINUTES

The Board minutes dated December 11, 2006 were approved as written.

OLD BUSINESS

Covenant Enforcement Policy – The redrafted Covenant Enforcement Policy was reviewed. A decision was made to table adopting this Policy until the February 2007 Board Meeting.

Failing to Submit a Design Review Request Policy – Mike Farrell and Phil Goldstein updated the Board regarding a meeting they had with Melissa Garcia of HindmanSanchez to clarify the Boards intent for the Architectural Review Requests Policy. Melissa Garcia will be rewriting the Policy as a result of the meeting. Therefore a decision was made to table any further discussion on this Policy.

NEW BUSINESS

Governing Policies – The required amendments to the Governing Policies, as a result of SB 89 were discussed. A motion was made, seconded and carried to engage HindmanSanchez to draft the Policy Amendments.

Alternative Dispute Resolution Policy – An Alternative Dispute Resolution Policy is required as outlined in SB 89. A motion was made, seconded and carried to engage HindmanSanchez to draft this Policy.

Proposed Covenant Amendment – A proposed amendment to the Association's Legal Documents was discussed. This amendment would be to give the Association the authority to enter onto abandoned and vacant properties to perform the basic exterior maintenance of the

landscaping and building. A proposed draft prepared by HindmanSanchez of such an amendment was reviewed. A decision was made to place this issue on the agenda for the Annual Meeting in April in order to solicit the input from owners in attendance.

Website Renewal – Howard Dimmick informed the Board that the Ridgewood Hills domain name is currently up for renewal. A motion was made, seconded and carried to authorize Howard Dimmick to renew the Association’s web domain name for five years.

Legal Retainer Program – A proposal from HindmanSanchez for a 2007 legal retainer program was reviewed. A motion was made, seconded and carried for the Association to engage HindmanSanchez as a non-retainer client.

COMMITTEE REPORTS

Architectural Review Committee – Current Architectural Review Committee Chairman, Phil Goldstein, had discussed the need to appoint three new members to the Architectural Review Committee. Phil recommended this appointment take place as soon as possible. Previously, the Ridgewood Hills delegates who attended the December delegate meeting nominated the following candidates for the Architectural Review Committee:

- Howard Dimmick
- Darren Conradson
- Jeff Fugate

The Board of Directors briefly discussed the interest and qualifications of these nominees. A motion was then made, seconded and carried to appoint these candidates to the Architectural Review Committee effective immediately.

Tree Management Committee – Roberto Avila gave a brief update on the state of the trees for the Community. A question arose on whether or not the Association needed to have the snow removed from the juniper bushes to allow the sunlight to get to the plants. Roberto informed the Board that this was not a necessary maintenance issue.

MANAGER’S REPORT

Financials – The year-end Financials were not complete as of the date of this meeting. MSI will forward these Financials as soon as they are available.

Delinquencies –

- 432 Peyton – This property is going through a foreclosure. The lender of the property offered a short sale to a prospective buyer. In order for a short sale to be completed, the Association lien would need to be released. Via an e-mail discussion, the Board made a decision to release the lien on the house in exchange for \$3,500.00 to be paid against the account. The lender agreed to this and has sent a check for \$3,500.00 to MSI. HindmanSanchez informed the Board that the Association has the option of pursuing the

previous owners personally, via the personal judgment that was issued by the court. A motion was made, seconded and carried to authorize HindmanSanchez to pursue the previous owners personally through the judgment.

Covenant Violations – The Covenant Violation Report was reviewed by the Board of Directors. MSI asked the Board of Directors, in light of the recent blizzard that came through the Community, if the Association would like to actively enforce parking violations, as well as owners who have failed to remove snow form the City sidewalks. The Board of Directors directed MSI to move forward, in accordance with the Covenant Violation Policies, with both of these violations.

ASSOCIATION BUSINESS

Pet Waste – MSI had reported that pet waste throughout the common areas of the Community continues to be a problem. The Board discussed the possibility of installing three pet waste pick up stations in the Community. A motion was made, seconded and carried to install three pet waste stations; one on Yuma Court, one at the east end of Triangle, and one in the common area off of Woodrow and Triangle.

Snow Removal – The Board of Directors discussed the recent performance of Mill Brothers Landscaping regarding the snow removal efforts of the blizzards. As a result of this discussion, the Board of Directors would like to review snow removal invoices as soon as they become available from Mill Brothers Landscaping.

Ratification of the Community Manager's Actions – The actions of the Community Manager outside of the Board of Directors Meeting were ratified.

NEXT MEETING

The next scheduled meeting for the Ridgewood Hills Master Association will be the Owners Information Meeting. This intent of the meeting is to present the 2007 Budget and the Year-End Financials to the owners of the Community. This meeting is scheduled for February 27, 2007 at 7:00 p.m.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:30 p.m.