

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

March 25, 2008

CALL TO ORDER

The meeting was called to order at 7:04 p.m. Board members in attendance were Mike Farrell, Chad Hendricks, Phil Goldstein, Jeff Pagani, and Roberto Avila. In attendance from MSI, LLC was Russ Bartz. Also present at the meeting were homeowners Renee Vogel, Rex Pielstick, and Lance Paa.

APPROVAL OF BOARD MEETING AGENDA

The Board meeting agenda was accepted as presented.

APPROVAL OF PREVIOUS MINUTES

The minutes from the February 26, 2008 meeting were approved as written.

OPEN FORUM

Homeowner, Renee Vogel, discussed concerns regarding the natural areas in the Association. Renee agreed to look into the possibilities of forming a Natural Areas Committee by soliciting volunteers and contacting the City of Fort Collins to find out additional information on the City of Fort Collins Natural Areas Certification Program.

Lance Paa requested that the Board consider amending the Filing Three Fence Guidelines to allow privacy fences along Association common areas. Mike Farrell explained that the Architectural Committee was in the process of changing members. Mike informed Lance that the new Committee would address his request at a future Committee meeting.

COMMITTEE REPORTS

Treasurer's Report – No Treasurer's Report was given at this meeting. However, MSI, LLC reported that the a new \$80,000.00 Reserve Fund certificate of deposit was opened as approved by the Board last month. This certificate was funded by the 2007 Operating Account carry over balance.

Architectural Review Committee – No Architectural Review Committee Report was given. However, Board President Mike Farrell, reported that Howard Dimmick, the outgoing Committee Chairman, gave the most recently submitted requests to him, which will be reviewed by the new Architectural Review Committee the week of March 31st.

Tree Management Committee – Committee Chairman, Roberto Avila, reported that he, Phil Goldstein, Russ Bartz of MSI, LLC, Sam Harrison of Swingle Tree Service recently completed the inspection of the winter tree pruning previously approved by the Board. It was reported that all the trees were satisfactorily pruned within the scope of the project. The funds approved for this project covered 80% of the trees in the Community. Roberto recommended that the Board approve additional funding not to exceed \$3,000.00, to complete the pruning of the remaining 20% so that all of the trees in the community will have had a structural / training pruning performed in 2008. Roberto explained that this will provide an excellent pruning baseline for the future. A motion was made, seconded, and carried to approve an additional \$3,000.00 to complete the tree pruning.

MANAGER'S REPORT

Financials – The Board reviewed the Financials for the month of February. The Financials were accepted as presented.

Collection Matters – The Board of Directors reviewed the Delinquencies and no Board action was needed.

Covenant Violations – The Covenant Violations and Statistic Report were reviewed and the Board took the following actions.

The Owner of 6706 Avondale Road requested that a variance be granted to allow parking on the common driveway (eyebrow) in front of their house. The Owner feels that restricting parking in the common driveways is unreasonable. Such a restriction leaves owners with no place to park, except on Avondale Road. According to the owner, there is a blind spot on Avondale Road at this location, which makes parking there unsafe. Due to Board member Howard Dimmick not being in attendance at this meeting, a decision was made to table this request until the April Board meeting. Howard was the original sponsor of the resolution, which prohibited parking in the common driveways. Temporarily, MSI, LLC was asked to suspend enforcement of the resolution.

Association

Business

The Board of Directors previously voted, by email, to renew the Association's MSI Master insurance policy. A motion was made, seconded, and carried to ratify the vote taken by email.

MSI, LLC reported that there were several broken fence posts that needed repaired. Work orders have been issued and the work is completed. As a result of inspecting these repairs, MSI, LLC Community Manager, Russ Bartz, noted there is approximately 700 feet of wood privacy fence east of the Hudson Court detention pond that needs to be re-nailed. Aspen Painting and Property Maintenance submitted a proposal for this work not to exceed \$400.00. A decision was made to engage Aspen to make these repairs.

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

OLD BUSINESS

- Issue: Annual Meeting
 - Discussion/Summary: The Board reviewed the details of the President's Report to be given at the Annual Meeting on April 8, 2008.
 - Board Decision: All Board members agreed to send Mike Farrell a list of Board accomplishments for 2008.
 - Action: MSI, LLC., will forward a copy of the 2007 Year End Financials and 2008 Ratified Budget summaries.

- Issue: ACC Positions
 - Discussion/Summary: There are currently two open Architectural Control Committee positions open, as Howard Dimmick and Phil Goldstein have resigned from this Committee. Board members, Jeff Pagani and Mike Farrell, expressed an interest in filling these positions.
 - Board Decision: A decision was made to appoint Mike Farrell as a new Committee Chairman and Jeff Pagani as a new member.
 - Action: The new Committee will meet the week of March 31st, to review any outstanding Architectural Review Requests.

- Issue: Conduct of Meeting Policy
 - Discussion/Summary: The Board briefly reviewed the Conduct of Meeting Policy amended by HindmanSanchez. This policy was amended due to an error in the original policy, which limited only Delegates to speak at the Board meetings. The Board's intent is to allow any members to speak during the Open Forum of the Board meetings.
 - Board Decision: A decision to table this issue until the April Board meeting was made. This will allow the Directors additional time to review the policy in detail.
 - Action: A final review will be added to the April Board meeting.

- Issue: Prairie Dogs
 - Discussion/Summary: The City of Fort Collins issued a Detention Pond Deficiency Repair Request for the Hudson Court detention pond. The request indicated that all the prairie dogs needed to be removed from the east bank of the pond. According to the request the prairie dogs are affecting the structural integrity of the pond. MSI, LLC reported that PestRite has completed the installation of a barrier fence, to keep additional prairie dogs from migrating into the pond, as approved at the February Board meeting.. PestRite has also offered a proposal to fumigate the prairie dogs that are currently on the east bank at a rate of \$129.00, for an initial treatment, and \$89.00 for 30 day follow-up treatments.
 - Board Decision: A decision was made to form a committee to address this issue. Homeowner, Martha Farrell, previously expressed an interest in leading such a Committee. The Board appointed Martha to chair a prairie dog Committee.

- Action: Martha will report at the April Board meeting regarding this Committee's progress on this issue.

- Issue: Speed Abatement Measures
 - Discussion/Summary: The Board discussed the possibility of adding additional speed bumps in the Community. In addition, the Board discussed the probability that the Thompson School District will be posting Avondale Road as a "School Speed Zone". FORMTEXT Board member Phil Goldstein, offered to chair this issue..
 - Board Decision: The Board decided to accept Phil's offer.
 - Action: Phil will contact the Thompson School District's Planning Division to request they send a representative to the April Board meeting to discuss speed abatement.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be on April 22, 2008 at 7:00 p.m. in the MSI, LLC Loveland office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:45 p.m.