

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

MARCH 27, 2007

CALL TO ORDER

Board President, Mike Farrell called the meeting to order at 7:10 p.m. Other Board members in attendance were Roberto Avila, Don Wells, Phil Goldstein, and Darren Conradsen. Representing MSI was Community Manager, Russ Bartz.

OPEN FORUM

No homeowners were present for the open forum of the meeting.

APPROVAL OF THE PREVIOUS MINUTES

The Board minutes dated January 23, 2007 were approved as written.

OLD BUSINESS

Covenant Enforcement Policy - A decision was made to table further discussion regarding a redraft of the Covenant Enforcement Policy until the April Board meeting.

Design Review Request Policy – A proposed policy drafted by HindmanSanchez was briefly reviewed. Several questions arose, therefore, a decision was made to table any action on this Policy until the April Board meeting.

Governing Policy Amendments – The Board reviewed amendments drafted by HindmanSanchez for the community's governing policies. These amendments were required as a result of SB89. A motion was made, seconded, and carried to adopt the Conduct of Meetings Policy, Copying of the Records Policy, and the Conflict of Interest Policy. The Policy for Investment of Association Reserves was also reviewed. As a result, a motion was made, seconded, and carried to adopt the policy with the addition of the following sentence in section 3. "Such accounts shall only be opened or closed with the signature of at least two members of the Board of Directors."

Alternative Dispute Resolution Policy – In a previous meeting, the Board engaged HindmanSanchez to draft an Alternative Dispute Resolution Policy. As of this action HindmanSanchez requested that the Association complete an Alternative Dispute Resolution Policy questionnaire. The Board completed this questionnaire and made a decision to authorize HindmanSanchez to draft a moderate Policy.

Covenant Amendment for Abandoned Lots – The Board reviewed a proposed draft of an amendment to the covenants to allow the Association to enter upon abandoned lots and take care of the basic landscaping and exterior building maintenance needs. A decision was made to place this on the agenda for general input at the Annual Meeting.

NEW BUSINESS

Annual Meeting – The following items will be placed on the agenda for the Annual Meeting:

- Delegate Elections
- State of the HOA
- Covenant Amendment
- Association, Management, and Owner’s Responsibilities

As decision was made to set the Annual Meeting date for May 8, 2007 at 7:00 p.m.

Management Agreement – A proposal from MSI for the Association Management for 2007 was reviewed. A motion was made, seconded, and carried to accept the proposal from MSI contingent upon input from the Recreation Association’s Board of Directors.

Community Clean Up Day – The Community Clean Up/Adopt a Street Day was set for May 19, 2007. In addition to the Adopt a Street, the Association will provide trash roll off dumpsters from GSI Sanitation.

COMMITTEE REPORTS

Architectural Review Committee

7039 Woodrow – A block retaining wall was installed on the property prior to submitting a Design Review Request. A letter was sent to the owner asking the to submit a request and notifying them of their right to a hearing. A request was submitted and approved by the Architectural Review Committee. As a result, a motion was made, seconded, and carried to assess a \$25.00 fine, subject to the right of a hearing, to this property.

7039 Sedgwick Drive – The owner of this property sent a request into the Architectural Review Committee for a variance for installing a prefabricated vinyl shed. The Board of Directors reviewed this request and also considered the lag in time associated with the date the request was submitted, the critical date, and when the Committee actually responded. As a result, the Board of Directors requested that MSI review the covenants in more detail and discuss the issue with HindmanSanchez prior to making a decision on a variance.

6809 Avondale Road – The owner of this property was previously assessed a \$25.00 fine for failing to submit a Design Review Request for installing a rock bed near the mailbox that is on their property. The request was ultimately submitted and denied, and the Board of Directors made a previous decision to assess the \$25.00 fine. The owner of the property has returned the area to its original condition and removed the rock bed. They are now requesting the \$25.00 fine be reversed. The Board of Directors discussed this issue and as a result, a motion was made, seconded, and carried to deny the request to reverse the fine.

721 Peyton Drive – The owner of this property submitted a Design Review Request to install an addition to their patio cover. As a result, the Board of Directors requested that the property owner provide more information before making a decision on the request. The property owner has called MSI informing them that the improvements have already been completed and what was currently installed is all that will be installed. As a result, the Architectural Review Committee representative, Darren Conradson, approved the request as submitted, and provided a follow up letter be sent to the property owners informing them that in the future all Design Review Requests must be submitted prior to the start of a project.

Tree Management Committee

Roberto Avila gave a brief report regarding the status of the measurements being taken on the trees throughout the Community. Roberto reported that he would be moving forward more aggressively this spring working with Arbor Works arborist, Sam Harrison.

MANAGER'S REPORT

Financials – The most recent financials were reviewed.

Delinquencies

7009 Avondale – The owner of this property had contacted MSI requesting that the Board of Directors reverse the late fees and interest, as a check was sent in. However, it was lost in the mail and the owner stopped payment on the check and reissued payment. The Board briefly discussed this and a motion was made, seconded, and carried to deny the request.

320 Peyton Drive – This property has been turned over to HindmanSanchez for legal collections. A payment plan had previously been set with this owner. However, the payments were not submitted in accordance with the plan. A motion was made, seconded, and carried to deny the request to reverse any late fees and interest on the account.

7308 Avondale – The owner of this property sent in a letter informing the Association that the 2007 January assessments were being short paid by \$100.00, because of the lack of performance of the grounds contractors during a recent snowstorm. A motion was made, seconded, and carried to deny the request for a short payment.

Association Business

Voies – MSI had received reports that there is vole activity in the common area along Avondale. A motion was made, seconded, and carried to authorize MSI to contract with Pest Right to provide mole mitigation not to exceed \$300.00.

Covenant Violations

503 Sedgwick – The fence around this property has been stained a darker than approved color and no Design Review Request was submitted for this project. The Board reviewed the violations letters and fines assessed, and directed MSI to proceed in accordance with the Association's policies.

Ratification of the Community Manager's Actions

A motion was made, seconded, and carried to ratify the actions of the Community Manager outside the Board of Director's meetings.

NEXT MEETING

The next Board of Director's meeting is scheduled for April 24, 2007 at 7:00 p.m. in the MSI Loveland's office.

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 9:15 p.m.