

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

APRIL 24, 2007

SUBJECT TO BOARD APPROVAL

CALL TO ORDER

Board President, Mike Farrell called the meeting to order at 7:05 p.m. Other Board members in attendance were Phil Goldstein, Don Wells, Roberto Avila, Chad Hendricks, and Howard Dimmick. 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 Meeting Minutes dated March 27, 2007 were approved as written.

OLD BUSINESS

Covenant Enforcement Policy - A decision was made to table the review of the Covenant Enforcement Policy until the Board of Directors could adopt the Design Review Request Policy. This policy will be reviewed at the May Board of Directors Meeting.

Design Review Request Policy – Melissa Garcia of HindmanSanchez edited the drafted policy. These edits were briefly reviewed and as a result, the Board requested that Melissa make additional edits to the policy. The edits will be reviewed at the May Board Meeting.

Covenant Amendment – A draft of an amendment prepared by HindmanSanchez to allow the Association to enter upon abandoned lots for basic, exterior maintenance was reviewed. A decision was made to discuss this with the members at the Annual Meeting.

MSI Management Contract Renewal – Mike Farrell informed the rest of the Board that he had a discussion with Chad Hendricks, the Recreation Association Board President, and neither Mike nor Chad had any conflicts with the language in the proposed management contract renewal. As a result, a motion was made, seconded, and carried to accept the three-year contract as proposed.

NEW BUSINESS

Non-Compliant Shed – A letter from the owner of 7039 Sedgwick Drive was reviewed, requesting that the Board grant a waiver allowing a vinyl shed to remain in place on this

property. MSI had reported that the owner submitted a Design Review Request on September 5, 2006 and the committee ultimately denied the request for the shed on November 1, 2006. Although the response from the Committee was beyond the 45-day critical response period, the shed was clearly not in compliance with the covenants. Therefore, a motion was made, seconded, and carried to deny the request for a waiver. MSI was requested to send the owner a letter informing them of this decision and asking that the shed be removed within 30 days.

Alternative Dispute Resolution Policy – A policy drafted by HindmanSanchez was reviewed for Alternative Dispute Resolutions. A motion was made, seconded, and carried to adopt the policy.

Commercial Vehicle Policy – Howard Dimmick drafted a policy restricting commercial vehicles in the community. A decision was made to forward the policy to Melissa Garcia of HindmanSanchez for a review prior to adoption of the policy.

Eyebrow Parking Policy – Howard Dimmick drafted a policy restricting parking in the community's common driveways along Avondale. A decision was made to forward the policy to Melissa Garcia of HindmanSanchez for a review.

Neighborhood Garage Sale – A decision was made to set the 2007 Annual Ridgewood Hills Neighborhood Garage Sale to June 9, 2007. A motion was made, seconded, and carried to procure two 2 x 4 vinyl signs announcing the event. These signs will be placed at the Avondale and Trilby entrance and the intersection of Triangle and Highway 287.

Annual Flowers – A proposal from Mill Brothers Landscaping to install annual flowers at the Trilby and Avondale entrance, as well as the southern most roundabout on Avondale, was reviewed. The total cost of this proposal was \$763.00. As a result, a decision was made to have a newly formed Landscaping Committee contact Mick Sage of Mill Brothers Landscaping and discuss the possibilities of putting perennials in these areas instead of annuals. A motion was made, seconded, and carried to allow this committee to have a budget of up to \$5,000.00 to install these perennials.

COMMITTEE REPORTS

Architectural Review Committee – Howard Dimmick provided a brief update of the progress of the Architectural Review Committee's actions.

Tree Management Committee - Roberto Avila gave a brief report regarding the status of the measurements being taken throughout the community. These measurements will be taken on Saturday afternoons.

MANAGER'S REPORT

Financials – The most recent financial statements were reviewed.

Delinquencies

- 561 Yuma Court – The owner of this property requested that a \$50.00 late fee and a \$5.74 interest charge be reversed. A motion was made, seconded, and carried to reverse the current balance of \$28.11.
- 7303 Matheson Drive – The owner of this property has been paying monthly payments to the Master Association in the amount of \$25.00. The owner has sent in a request asking that they be put on a monthly payment plan for assessments, indefinitely. After discussing the issue, a motion was made, seconded, and carried to grant the request.
- 708 Stonington Lane – The Board of Directors previously authorized the sale of a lien on this property to The Angel Financial Solutions. As a result of this authorization, MSI reported that the lien sale has been completed and the Association has received payment in full for the amount owed to the Association.

Covenant Violations

- 503 Sedgwick – This is a continuing violation regarding the staining of a fence an unapproved color. The Board reviewed the status of this violation and directed MSI to continue attempting to resolve the violation in accordance with the Association's Covenant Enforcement Policy.

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 meeting.

NEXT MEETING

The next Board of Director's meeting is scheduled for May 22, 2007 at 7:00 p.m. in the MSI Loveland's office.

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 8:40 p.m.