

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

APRIL 26, 2006

CALL TO ORDER

Board President, Mike Farrell, called the meeting to order at 6:30 p.m. In attendance for the Board of Directors were, Chad Hendricks, Roberto Avila, Don Wells, Darren Conradson, Howard Dimmick and Phil Goldstein. Representing MSI was Community Manager, Russ Bartz. Also in attendance were Ridgewood Hills delegates, Tony McCall, John Toliver, Ann Robbins and Jeff Fugate.

BOARD ELECTIONS

Mike Farrell explained to all delegates in attendance that the primary purpose of a delegate in the Ridgewood Hills community were as follows:

- Ratify the Budget
- Elect Board Members
- Act as liaison for the filing they serve in communicating with the Board of Directors.

General discussion came up regarding a perceived issue that the roll and involvement of the delegates was not very clear to the entire community. Mike Farrell had indicated that additional clarification will be added to the upcoming newsletter regarding who the delegates were, how to contact them as well as what their responsibilities were.

Two Board positions were up for election. After briefly reviewing candidate questionnaires, Howard Dimmick and Phil Goldstein both the current Board, announced they were seeking re-election. A secret ballot was then taken amongst the delegates. These ballots were collected and given to a non-interested party in attendance to be counted. After the counting was complete, Howard and Phil were unanimously selected to the Board of Directors for another term.

DELIGATE ADJOURNMENT

At 7 o'clock p.m. the meeting of the delegates was adjourned.

APPROVAL OF PREVIOUS MEETING MINUTES

The minutes from the Board meetings dated February 28, 2006 were approved as written.

OPEN FORUM

Mick Sage, with Mills Brothers Landscaping reviewed the status of the grounds throughout the community. Mick presented a proposal to improve the drainage in the common area near 303 Strasburg and in the parking area of the Ridgewood Hills Village. He continued by reporting that

the 1st fertilization application has been completed, the irrigation system is up and running and the grounds crews were currently on a full weekly mowing schedule.

Matt Gallegos with GSI Sanitation joined the meeting and presented a proposal to make GSI the Ridgewood Hills Master Association's preferred provider for trash removal. Matt also discussed a proposal to bring two roll-off dumpsters to the community for a trash clean up day. After this presentation the Board informed Matt that they would review the proposal later in the meeting and that the management company would call and inform them of any Board decisions.

OLD BUSINESS

Design Review Request – Non-Compliance Policy – The Board reviewed a proposed Covenant Enforcement Policy, specifically including language in the policy for failure to submit a request for Architectural Review. After this review, a motion was made, seconded and carried to adopt the policy that HindmanSanchez had written.

Senate Bill 100 Governing Policies – MSI presented the revised drafts of the seven governing policies prepared by HindmanSanchez. After a brief review of these drafts, a motion was made, seconded and carried to approve and adopt the policies as written.

Trash Contract – The Board reviewed the trash contract proposed by GSI Sanitation. During this review, some concerns arose as to whether or not the association had the authority to require a mandatory trash hauler. The Board agreed that before accepting the proposal, Mike Farrell will contact GSI and ask them to change the language in the proposed contract that “gives GSI the exclusive right to haul,” to language that would “make GSI the ‘recommended’ hauler.”

DR Horton Walkthrough – MSI presented a letter to the Board from DR Horton indicating they would be willing to conduct a final community walkthrough at 8:00 a.m. or 1:00 p.m. any day of the week. The Board decided the best day to do this would be on May 16, 2006 at 8:00 a.m. In attendance for the walkthrough will be Mick Sage with Mill Brothers Landscaping, Sam Harrison with Arbor Works by Swingle, Russ Bartz with MSI, Guy Johnson with DR Horton and Board of Directors members, Chad Hendricks, Howard Dimmick and Mike Farrell.

NEW BUSINESS

Tree Maintenance Program – The Board reviewed a proposal from Arbor Works for a tree maintenance program. Previously via email the Board approved Arbor Works to spray for ash borers. Board member Roberto Avila informed the rest of the Board that he had met with both Arbor Works by Swingle and the Lawn Doctor of Fort Collins to review tree maintenance proposals. Upon the interviews with these two companies, Roberto had indicated he had asked several questions regarding their maintenance programs and experience with this type of work. Roberto had made a recommendation to accept the proposal from Arbor Works by Swingle. After considering Roberto's comments, as well as reviewing the proposals from Arbor Works by Swingle, a motion was made, seconded and carried to accept the proposal from Arbor Works by Swingle in the amount of \$1,335.00.

Drainage Issues – The Board discussed the two drainage proposals presented by Mick Sage.

The first of these two proposals is as follows:

1. Remove the dirt and existing turf from the east side of the Ridgewood Hills Village parking area.
2. Install metal edging.
3. Install fabric.

This will improve the drainage in the parking lot. The amount proposed \$1,574.70.

The second proposal is as follows:

1. Remove the existing plant material east of 303 Strasburg in the open space drainage.
2. Clean out the debris.
3. Install metal edging.
4. Install fabric to prevent the grass from growing back.

This will correct the drainage issue that is causing water to back up into homeowners' yards. The total proposed price for this is \$1,520.21.

After a brief discussion regarding these two proposals, a motion was made, seconded and carried to accept them and have the work completed as soon as possible.

Speed Humps – The Board discussed the reinstallation of the speed humps. During this discussion, the Board briefly reviewed a previous estimate to have concrete speed bumps installed by Reconstruction Experts. Some questions arose as to whether or not the City will maintain concrete speed bumps the same as they would the asphalt bumps previously approved. After this discussion, a decision was made to table the issue until the Board can review additional bids for concrete bumps. MSI was requested to seek three bids to install concrete speed bumps throughout the community.

Entry Flowers – Mike Farrell had indicated that two members of the community had come forward and would like to form a committee to give input to what type of entrance flowers will be planted this year. Mike said he would give the recommendations of this newly formed committee to MSI so it can be passed on to Mill Brothers.

Garage Sale Date – The Board of Directors discussed the possibility of continuing with the Ridgewood Hills Master Association Annually Sponsored Garage Sale. A motion was made, seconded and carried to continue with this sponsored garage sale and set of June 10, 2006. The Board agreed to place ads in the Loveland Daily Reporter and The Fort Collins Coloradoan.

Parking Policy – Chad Hendricks discussed with the Board why he is proposing the community adopt a parking policy. Chad presented an initial draft of a policy. Russ also presented an example of a policy adopted by HindmanSanchez. After some discussion, the issue was tabled and the Board requested Chad to continue working on the policy and possibly have it ready for Board review at the next meeting.

Design Review Request – Phil consulted with the Board regarding a Design Review Request for 7238 Ft. Morgan Drive. This request was to paint the front entry door and the shutters black. Upon discussion, a motion was made, seconded and carried to disapprove the request because.

Streetscapes –Roberto brought to the attention of the Board that a tree lawn near 7238 Woodrow was currently planted in turf grass; however, no sprinkler system existed. He indicated he had been bringing a hose from his home to manually water the area. He recommended that the turf be taken out in this area. After discussing this, the Board requested MSI to send Mick Sage to the site and make certain no sprinkler system was installed. If a sprinkler system is not installed, the Board would like Mick to provide an estimate to install one in the area.

MANAGERS REPORT

Financials – The most recent Financials were reviewed.

Delinquencies – The Board reviewed the delinquency report and the legal status report, and was satisfied with the actions being taken. Russ reported that HindmanSanchez would be attending the May Board meeting to review possible foreclosing proceedings at 621 Pritchard Court.

Covenant Violations

- Account 608 – This property has been in violation for attaching a plastic baby gate to a wood privacy fence on the front of the residence. The account has been turned over to HindmanSanchez. HindmanSanchez was ultimately able to send a violation demand letter to the owner of the property. MSI reported to the Board that as a result of this demand letter the property has now become in compliance.
- Account 611 – MSI had reported that this property is currently with HindmanSanchez for lawn maintenance, landscaping maintenance, and fence maintenance violations. HindmanSanchez has served both property owners for court proceedings regarding the issue.

Reserve Funds – MSI reported that the First Bank reserve fund CD would be maturing soon. A motion was made, seconded and carried to cash in the reserve CD and place the money temporarily in one of the regular savings accounts. Mike Farrell will research CD rates and report back at the May meeting with his recommendation to invest these funds in.

Ratification of Community Manager's Actions – A motion was made, seconded and carried to ratify the actions taken by the Community Manager outside of the Board meeting.

NEXT MEETING

The next scheduled meeting is on May 23, 2006 at the MSI office in Loveland, CO at 7:00 p.m.

ADJOURNMENT

Without further business to discuss, the meeting was adjourned at 9:00 p.m.