

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**MAY 23, 2006**

### **CALL TO ORDER**

Board President, Mike Farrell, called the meeting to order at 7:10 p.m. In attendance for the Board of Directors were, Chad Hendricks, Roberto Avila, Howard Dimmick, and Phil Goldstein. Not in attendance at the meeting were Board members Don Wells and Darren Conradson. Representing MSI was Community Manager, Russ Bartz.

### **APPROVAL OF PREVIOUS MEETING MINUTES**

The minutes from the Board meetings dated April 26, 2006 were approved as written.

### **OPEN FORUM**

7026 Woodrow – The owner of this property addressed the Board regarding installing a roof without approval. After discussion, the Board informed the owners that they would continue to discuss this issue later in the meeting and would respond back to the owner as soon as possible.

Foreclosures – Jonah Hunt, from HindmanSanchez, attended the Meeting to discuss two possible foreclosures. These matters were turned over for collection in 2004 and 2005. HindmanSanchez has been unable to collect from either defendant. The current amount owed is approximately \$1,200.00 for account #370, and \$1,600.00 for account #450.

Jonah explained the difference to the Board of Directors regarding receivership and foreclosure and also went over the issues the Board would face if they proceeded with foreclosure. After brief discussion, the Board decided to table the issue until a later time when they could discuss the pros and cons of foreclosure and receivership in more detail.

### **OLD BUSINESS**

Concrete Speed Bumps – MSI presented final quotes from the following contractors for installing concrete speed bumps.

- Reconstruction Experts \$48,686.40
- PBM, Incorporated was \$80,866.00.

Russ informed the Board that the estimate for PBM had just been received immediately prior to the Board Meeting. Because of big difference in cost from Reconstruction Experts to PBM, Russ recommended postponing a decision regarding installing concrete speed bumps until additional information can be gained from RR, PBM, and the City of Fort Collins regarding the specifications and scope of work. The Board agreed with this recommendation and tabled discussions regarding concrete speed bumps until a later meeting.

Management Contract – The Board discussed in length the terms in the management contract. Several questions arose regarding a paragraph in the contract requiring the HOA to have a MSI Community Website. After this discussion, Board President, Mike Farrell requested that MSI set up a meeting between Todd Fackler, Howard Dimmick and himself to discuss the issues.

Trash Contract – Mike Farrell informed the Board that he amended language in the trash contract with GSI Waste from “requiring the Community to use GSI” to a language that states GSI is the “recommended hauler of the Community.” With this change, a motion was made, seconded, and carried to sign the contract with GSI to make them the recommended hauler of the Community.

Parking Policy – Chad Hendricks, presented a proposed Parking Policy for restricting on street and on property parking to three cars. After review of this policy, a motion was made, seconded, and carried to authorize MSI to have HindmanSanchez review and comment on the policy.

HOA Fence Staining – The Board discussed implementing a program for staining of HOA fences. MSI had informed the Board of Directors that MSI was still in the process of attaining bids and would have additional information at the June Board Meeting.

Entry Flowers – Mike Farrell had discussed with the Board that a Landscaping Flower Committee has been formed and this committee will be meeting with Mill Brothers Landscaping to determine what type of flowers will be put in the entranceway. A motion was made, seconded, and carried to spend up to \$500.00 for flowers at the two monuments and two roundabouts.

Tree Tracking Program – Roberto Avila discussed a proposed Tree Tracking program for the community and the possible costs associated with such a program. After discussion, a motion was made, seconded, and carried to authorize Roberto to continue researching the program. However, they gave Roberto directives not to expend any funds for a Program at this time.

## **NEW BUSINESS**

DR Horton Walkthrough – MSI presented the Board of Directors the summary from the DR Horton Walkthrough of Filing 3. The Board of Directors briefly reviewed this summary. MSI forwarded the summary to DR Horton. DR Horton will issue a work order to Mill Brothers Landscaping to replace the items noted in the summary. The Board requested MSI to contact DR Horton and see if they would add two Willow trees to the Tract F retention pond.

Education Committee – The Board of Directors reviewed requests present from the Education Committee to send out another newsletter regarding the upcoming School Bond issue. After a brief discussion of this issue, a motion was made, seconded, and carried to table this issue until the June Board Meeting to allow the Board to gain additional information regarding this subject.

Prairie Dogs – Three homeowners have called with complaints regarding the prairie dogs in the Hudson retention pond. After discussion, a decision was made to table the issue until a future date.

Design Review Requests – The Board discussed the newly adopted policy for starting improvements without approval. Several options were considered for enforcing this policy, however, no decisions were made. The issue was tabled until it could be discussed in detail.

## **MANAGERS REPORT**

Financials – The most recent Financials were reviewed.

Delinquencies – The Delinquency Report and the Legal Status Report was reviewed. A motion was made seconded, and carried to postpone a decision on the foreclosure recommendations from HindmanSanchez until a special meeting could be set up.

### Covenant Violations

- 7026 Woodrow – The Board discussed comments from this owner regarding installing a roof without approval. Action was postponed until the Board has an opportunity to look at the roof. MSI will contact the owner and inform them of the postponement.
- 450 Peyton – The Board reviewed a request to remove late fees, interest and fines on this account. This request was based on a fact that the mailings were going to the wrong billing address. The owner of this property failed to send the correct billing address to MSI. The forwarding orders at the post office had expired and the rental tenants at the property were not forwarding any of the mail to the owners. After review, a motion was made, seconded, and carried to deny the request.
- 315 Peyton – The owner attended the beginning of this meeting to present the issues associated with the covenant violations on his property. However, he did not stay until the Board had an opportunity to discuss the issues with him. The Board, however, did discuss the covenant violations currently on the property. After this discussion, a motion was made, seconded, and carried to deny any request to remove any fees, fines or interest on the account and to ask the owner to continue to remove the oil stains in the driveway as well as finish incomplete landscaping on the west side of the property.
- 432 Peyton – That property has been turned over to HindmanSanchez for covenant enforcement. Specifically for fence maintenance, landscaping maintenance, lawn maintenance, and dog waste. The owner has appeared in court with HindmanSanchez for a pretrial. The owner informed Hindman Sanchez during the proceeding that they no longer have the dogs and have fixed the issues. The landscaping is still in need of some attention in the rear yard. The house is now currently for sale and HindmanSanchez recommended that a covenant violation lien be placed on the property to disclose to any buyers that the property will have to be brought under compliance at the time of sale.

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

**NEXT MEETING**

The next Board of Directors Meeting is scheduled for June 27, 2006 in the MSI Loveland office.

**ADJOURNMENT**

Without further business to discuss, the meeting was adjourned at 9:20 p.m.