

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

May 27, 2008

CALL TO ORDER

The meeting was called to order at 7:00 p.m. Board members in attendance were Mike Farrell, Chad Hendricks, Phil Goldstein, Howard Dimmick, Roberto Avila, and Jeff Pagani. In attendance from MSI, LLC was Russ Bartz.

AGENDA CHANGES

There were no changes to the meeting Agenda presented.

APPROVAL OF PREVIOUS MINUTES

The minutes from the April 22, 2008 Board of Directors meeting were approved as written.

OPEN FORUM

Change "Open Forum" to "Members Forum."

No owners were present for the Open Forum of this meeting.

COMMITTEE REPORTS

Treasurer's Report – Board Treasurer Howard Dimmick briefly reviewed the state of the Association's financials. Howard reported that a Reserve Fund Certificate of Deposit will be coming due in July of 2008. Howard is in the process of researching interest rates at local banks to re-invest this Certificate.

Adopt-A-Street Committee – Phil Goldstein announced that the Spring Adopt-A-Street had a record turn out and the work was completed in 45 minutes. Phil requested that the Board approve purchasing \$25.00 gift certificates out of the Social Funds to be given to the families who participated. After a discussion amongst the Board, a decision was made to grant this request.

Architectural Review Committee – Committee Chairman Mike Farrell reported the Committee was currently meeting weekly on Thursday evenings. As of the date of this meeting, there are no open Architectural Review Requests.

Tree Management Committee – No Tree Management Committee report was given.

MANAGER'S REPORT

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

Collection Matters – The Board of Directors reviewed the Delinquencies and took the following actions:

Unit 487 is currently in foreclosure. The Board previously made a decision to place the collection lawsuit on hold with HindmanSanchez. The Board discussed possibly reversing late fees and interest associated with this account to help facilitate a possible short sale with the lender. After a brief discussion, a decision was made not to reverse any late fees or interest at this time, as the lender has not formally requested that this be done.

Covenant Violations – The Board of Directors reviewed the Covenant Violation log and no Board action was required.

Association Business - Community Manager, Russ Bartz, expressed the need to schedule a grounds walkthrough with Mick Sage, of Mill Brothers Landscaping, and Sam Harrison, of Swingle Lawn and Tree. After a discussion amongst the Board, a decision was made to set a grounds walkthrough for either May 31 or June 5, 2008 at 3:00 p.m. Russ will schedule this with the contractors and inform the Board via email.

Russ informed the Board that MSI, LLC has received inquiries regarding amending the Design Guidelines to include greenhouses. After a brief discussion, a decision was made to have MSI, LLC provide the Board with sample guidelines for greenhouses. This topic will be addressed at the June Board Meeting.

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

OLD BUSINESS

- Issue: Speed Abatement
 - Discussion/Summary: The Board briefly discussed the information presented to them by Thompson Board School Representative, Kate Green, at the May Board Meeting. At the meeting, Kate informed the Board she would consult with the City of Fort Collins regarding installing additional speed bumps on Avondale Road near the school site.
 - Board Decision: A decision was made, that Phil Goldstein will follow up with Kate.
 - Action: Phil will update the Board at the June Board Meeting.

- Issue: Eyebrow Parking
 - Discussion/Summary: Board Member, Phil Goldstein drafted a letter to be sent to all owners who have common eyebrow parking in front of their properties. The intent of

this letter was to solicit the opinion of these homeowners regarding the parking policy for eyebrow parking.

- Board Decision: A decision was made to not send this letter out.
- Action: MSI, LLC will respond only to complaining owners regarding the existing parking policy.

- Issue: Conduct of Meeting Policy
 - Discussion/Summary: Revisions to the Conduct of Meeting Policy drafted by HindmanSanchez were reviewed by the Board.
 - Board Decision: A decision was made to accept these revisions as drafted.
 - Action: Board President, Mike Farrell signed the revised policy on behalf of the Board of Directors. MSI, LLC will post the revised policy on the Association's website.

- Issue: Hudson Court Detention Pond
 - Discussion/Summary: Prairie Dog and drainage damage in the Hudson Court Detention Pond was discussed.
 - Board Decision: A decision was made to postpone discussing prairie dog mitigation until the June Board meeting.
 - Action: The Hudson Court Detention Pond will be inspected by the Board and landscaping contractors during the grounds walkthrough next month.

NEW BUSINESS

- Issue: Vacant Land
 - Discussion/Summary: The Board reviewed information from Habitat for Humanity regarding the availability of the vacant land near Avondale Road and Trilby.
 - Board Decision: The Board made a decision to have Board Member, Jeff Pagani, research options to possibly procure this land for the Association. Furthermore, the Board was concerned with the current condition of the land, as it is being used as a trash storage area and overflow parking for the daycare in the community.
 - Action: Jeff will have an update for the Board at the June meeting. Phil Goldstein will draft a letter to be sent the owner of the daycare regarding trash storage and overflow parking.

- Issue: Annuals
 - Discussion/Summary: Flower Beds in the roundabouts were briefly discussed.
 - Board Decision: A decision was made to have the Landscape Committee chairman, Marta Farrell, review these areas during the Spring grounds walkthrough.
 - Action: The Landscape Committee will present their recommendations to the Board at the June meeting.

- Issue: Natural Area Maintenance
 - Discussion/Summary: The Natural Area Committee, which owner Renee Vogel recently volunteered to chair, was discussed. MSI, LLC reported that information regarding certification of the natural areas was sent to Renee. As of the date of this

meeting, Renee has not responded to this information. MSI, LLC reported that owner Justin Rockwell was interested in joining the committee.

- Board Decision: The Board decided that they should follow up with Renee and Justin regarding their interest in the Natural Area Committee.
- Action: Mike Farrell will attempt phone contact with Renee and Justin to discuss their interest.

➤ Issue: Landscape Improvements

- Discussion/Summary: Various landscape improvements requested by owners throughout the community were discussed.
- Board Decision: No decision was made regarding these requests.
- Action: The request will be reviewed at the Spring Grounds Walkthrough and they will be discussed at the June Board Meeting.

➤ Issue: Pet Waste Stations

- Discussion/Summary: MSI, LLC reported that Board Member, Don Wells, requested that additional pet waste stations be installed, one specifically near the monuments at Avondale Road and Trilby.
- Board Decision: A decision was made to procure and install five additional Pet Waste Stations.
- Action: MSI, LLC will purchase additional stations from Pet Pick Ups. MSI, LLC will work with Don Wells to select the locations for the installation of the additional stations.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on June 24, 2008 at 7:00 p.m. in the Loveland MSI, LLC office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:03 p.m.