

RIDGEWOOD HILLS MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

June 24, 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, Jeff Pagani, and Don Wells. In attendance from MSI, LLC was Russ Bartz.

AGENDA

CHANGES

There were no changes to the Agenda.

APPROVAL OF PREVIOUS MINUTES

The minutes from the May 27, 2008 meeting were approved as written.

MEMBERS FOURUM

No Members were present.

COMMITTEE REPORTS

Treasurer's Report – Treasurer, Howard Dimmick, reported that he is in the process of researching Certificate of Deposit interest rates to re-invest the maturing Reserve Fund Certificates. Howard also informed the Board that he met with Gary Duke, MSI, LLC Reserve Specialist. Howard, upon Gary's advice, has added several new asset accounts to the Twenty Year Reserve Plan. Howard, over the next several months, will be working on establishing base cost and life expectancies for these assets.

Adopt-A-Street Committee – No report was given.

Architectural Review Committee – No report was given.

Tree Management Committee – No report was given.

MANAGER'S REPORT

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

Collection Matters – The Board of Directors reviewed the Delinquencies and took the following actions: No Board actions were needed at this meeting.

Covenant Violations – No Board actions were needed at this meeting.

Association Business - MSI, LLC informed the Board that Aspen Maintenance had made an error on the written proposal, which the Board previously accepted for concrete repairs. Specifically, Aspen listed removal and replacement of two driveway approaches at the eyebrow near 6718 Avondale Road. However, in the "Total" column of the written proposal, Aspen only included one at a cost of \$2,440.00. As both were needing to be replaced, the Board agreed to split the cost of the second driveway approach.

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

OLD BUSINESS

- Issue: Speed Abatement Measures
 - Discussion/Summary: Phil Goldstein informed the Board that he has been in contact with Mike Martin, of the Thompson School District, to discuss the Board concerns with the traffic speeds in front of Coyote Ridge Elementary School. Specifically, Phil discussed the location of the speed bump on Avondale that was left out until construction of the school was completed.
 - Board Decision: A decision was made to have Phil meet with Mike Martin and someone from the City of Fort Collins Engineering Department to select a location for an additional speed bump on Avondale Road near Coyote Ridge Elementary School.
 - Action: Phil will set a meeting up for the week of July 7, 2008.

- Issue: Prairie Dogs
 - Discussion/Summary: The Board discussed the landscaping damage caused by the Prairie Dogs in the Hudson Court Detention Pond. In addition, a written complaint from the owner of 320 Strasburg Drive, Unit B1, regarding Prairie Dogs behind his house, was reviewed. Mike Farrell informed the Board that the Committee formed to address the Prairie Dog issue is in the process of researching the possibility of engaging a wildlife protection foundation to relocate the Prairie Dogs.
 - Board Decision: A decision was made to stop mowing the irrigated turf on the east bank of the Hudson Court Detention Pond as Prairie Dogs do not like higher grasses. The Board requested that the Prairie Dog Committee proceed with efforts to find a wildlife protection foundation to relocate the Prairie Dogs.
 - Action: MSI, LLC will direct Mill Brothers Landscaping to discontinue mowing the east bank of the Hudson Court Detention Pond. Mike Farrell will notify the Prairie Dog Committee that the Board would like them to find a wildlife protection foundation to relocate the Prairie Dogs.

- Issue: Habitat Land

- Discussion/Summary: The vacant lot currently owned by Habitat for Humanity, which is for sale, was discussed. The Board feels it would be in the best interest of the Community to procure this lot in order to be able to control what it is used for in the future.
- Board Decision: A decision was made that Jeff Pagani would continue to research the following specific options available to the Association regarding this lot.
 - 1) Survey of the property boundaries.
 - 2) Detailed evaluation of the property.
 - 3) City building approval process.
- Action: Jeff will proceed with researching the options mentioned above and will report to the Board at the July Board meeting.

- Issue: Landscaping Improvements
 - Discussion/Summary: Landscaping improvement projects proposed by Mill Brothers Landscaping that were identified during the Spring Grounds Walkthrough were reviewed.
 - Board Decision: A decision was made to engage Mill Brothers Landscaping to make the following Landscaping Improvements:
 1. Replace three Evergreen Shrubs - \$150.00.
 2. Install red road base in the ruts on the crusher fine path - \$1,550.00.
 3. Clean drain structure in Filing 1 along the Ridge - \$270.00
 4. Remove bark and replace with rock in the Village roundabout - \$1,375.00.
 5. Remove bark and replace with rock in the Trilby mulch bed on the east side of Avondale - \$1,250.00.
 6. Add additional plants to the entrance mulch bed & roundabout and top dress with new mulch - \$1,400.00.
 7. Over seed dry land and irrigated turf where needed - \$650.00.
 8. Add irrigation and seed the irrigated turf area at the east end of Peyton - \$250.00
 - Action: MSI, LLC will issue work orders for these projects.

- Issue: Green Houses
 - Discussion/Summary: A proposed Green House policy to add to the Design Guidelines drafted by Howard Dimmick was reviewed.
 - Board Decision: No decision to adopt the policy was made.
 - Action: The issue will be dicussed again at July Board meeting.

NEW BUSINESS

- Issue: Monument Sign
 - Discussion/Summary: A proposal from DaVinci Signs to repair the vandalized entrance monument signs was reviewed.
 - Board Decision: A decision was made to ask DaVinci Signs to prepare a new sign design proposal for the Board to discuss.

- Action: MSI, LLC will engage DaVinci Signs to present preliminary design options at the July Board Meeting.
- Issue: Natural Area Encroachments
 - Discussion/Summary: The Board discussed several Natural Area encroachments along the ridge in Filing 1 that were seen during the Spring Grounds Walkthrough.
 - Board Decision: A decision was made to send a Courtesy Violation letter to the owners who are encroaching onto the Natural Areas.
 - Action: MSI, LLC will identify the properties and draft a letter which will be mailed.
- Issue: Fence Stain Colors
 - Discussion/Summary: The approved fence stain colors were reviewed in comparison to the color of stain the Association is currently using on the Association fences.
 - Board Decision: No decision was made regarding this matter.
 - Action: Don Wells will review stain color samples and make a recommendation to the Board at the July Board meeting.
- Issue: Dumpster Day
 - Discussion/Summary: The Board discussed the success of the Spring Dumpster day.
 - Board Decision: A decision was made to conduct a Fall Dumpster Day in coordination with the Fall Adopt A Street Program.
 - Action: MSI, LLC will schedule this with Gallegos Sanitation.
- Issue: Board Elections
 - Discussion/Summary: There are currently two Board seats up for election in 2008. The seats of Roberto Avila and Don Wells will expire in 2008.
 - Board Decision: A decision was made to send a email out to the Delegates to solicit their availability in July and August to hold a Board election.
 - Action: MSI, LLC will solicit the Delegate input via email.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be July 22, 2007 at 7:00 p.m. in the Loveland MSI, LLC office

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:00 p.m..