

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JUNE 26, 2007

CALL TO ORDER

Board President, Mike Farrell called the meeting to order at 7:05 p.m. Other Board Members in attendance were Roberto Avila, Don Wells, Phil Goldstein, and Howard Dimmick. Representing MSI was Community Manager, Russ Bartz.

OPEN FORUM

Homeowner Bob Kauffman from 6636 Holyoke Court attended the meeting and requested that the Board reconsider the length of time it takes to seek approval of Design Review Requests. Specifically Bob mentioned that he submitted a request for repainting the exterior of his home and his request was denied because the color was similar to a neighboring house. Bob resubmitted a request with a second color selection that is currently under reviewed. After discussing the issue with Bob, the Board of Directors informed him he would have an answer regarding his re-submittal by the middle of next week.

Larry Wallace from 7039 Sedgwick Court attended the Board of Directors meeting to appeal to the Board regarding a decision the Board recently made to deny a request for a variance and allow a vinyl shed to remain in the rear of the yard of this property. As a result, the Board of Directors informed Larry they would take the issue up later in the agenda and forward their answer to Larry through MSI in a written format.

APPROVAL OF THE PREVIOUS MINUTES

The Board Meeting Minutes dated May 22, 2007 were approved as written.

OLD BUSINESS

Failing to Submit a Design Review Request Policy – The Board of Directors reviewed the fifth draft of this policy prepared by Melissa Garcia of HindmanSanchez. After this review a motion was made by Howard Dimmick, seconded by Mike Farrell, and carried by the rest of the Board to approve the Policy as written.

Covenant Enforcement Policy – A re-draft of the Covenant Enforcement Policy was reviewed by the Board of Directors. A decision was made to approve the re-draft of the Policy as written by HindmanSanchez.

Covenant Amendment for Abandoned Lots – Homeowner Jeff Pagoni attended the meeting and expressed interest in leading a committee to pursue the possibilities of drafting an amendment to the Covenants. Such an amendment would allow the community to enter onto abandon lots to perform basic exterior maintenance. After discussing this issue, the Board made a decision to charge Jeff Pagoni with the task of evaluating the possibility of such an amendment.

Annual Flowerbeds – The flower committee met with Mick Sage from Mill Brother’s Landscaping outside of the Board meeting. As a result, a decision was made to engage Mill Brother’s Landscaping to plant perennials in the flowerbeds under the guidance of the Association’s Landscaping Committee. The cost of this engagement is not to exceed \$5,000.00.

Eyebrow Parking Policy – The Board reviewed a policy prepared by Melissa Garcia of HindmanSanchez limiting the time vehicles can be parked in the Association’s common eyebrows along Avondale. As a result, a decision was made to adopt the policy as written.

Prairie Dogs – Community Manager, Russ Bartz, informed the Board of Directors that the prairie dogs continued to be a problem in the Hudson Ct. retention pond. Russ presented a proposal from Pest Right to rectify the situation. After reviewing the proposal, a decision was made to postpone any action regarding prairie dogs until Pest Right could provide more specifics of a possible relocation of the prairie dogs.

NEW BUSINESS

Newsletters – An upcoming July newsletter was discussed and a decision was made to place the following articles in the newsletter:

- Dog Waste
- New Policies
- Neighborhood Night Out
- Design Review Request Information
- Adopt-A-Street

COMMITTEE REPORTS

Architectural Review Committee – Howard Dimmick gave a brief update regarding the procedures and outstanding issues the Architectural Review Committee is facing.

Howard Dimmick presented to the Board several requests that had been completed prior to submitting the request for approval. As a result, the Board of Directors reviewed each request and a decision was made to assess a \$25.00 fine subject to the owners right of a hearing.

Tree Management Committee - Roberto Avila gave a brief update regarding the tree management program. Roberto requested the reimbursement in the amount of \$232.13 for miscellaneous measurement equipment he purchased. A decision was made to grant the request.

EXECUTIVE SESSION

The Board moved into an Executive Session to discuss a legal matter at 8:45 p.m. At 9:00 p.m. the Board came out of Executive Session and continued with Association business.

MANAGER'S REPORT

Financials – The most recent Financial Statements were reviewed. MSI reported that Home State Bank requested that a corporate banking resolution be signed for the recently opened \$100,000.00 certificate of deposit. Upon reviewing the corporate resolution prepared by Home State Bank, the Board decided to sign it at the request of the bank.

Collection Matters – The most recent delinquency report and legal collection report was reviewed.

- 7302 Triangle – MSI reported that Colorado Foreclosure Solutions was requesting to purchase the Association's lien at 7302 Triangle. This purchase offer was for the current assessments and not the outstanding legal fees, late fees, interest, and lien fees. A decision not to accept the offer from the Colorado Foreclosure Solutions.

Covenant Violations – The most recent Covenant Violation Report was reviewed.

- 607 Ramah Court – The owner this property sent in a written request asking the Board of Directors to enforce the covenants regarding basketball hoops and portable air conditioning units in Filing 1. After reviewing the information and the legal documents regarding these issues, it was determined that, in Filing 1, there are no restrictions regarding basketball hoops. As for the air conditioning units, it had been noted that they are beyond the statute of limitations.
- 7039 Sedgwick – The information presented during the open forum by the owner of this property was discussed. After reviewing the information presented, the Board made a decision to ask the owner of the property to bring the shed in compliance with the legal documents of the community. MSI was requested to send a letter on behalf of the Association informing the owners of the Board's decision.

Concrete Repairs – MSI presented concrete repair proposals from Aspen Property Maintenance, Reconstruction Experts, and Gilmore Construction for several areas throughout the community. After reviewing the proposals, a decision was made to authorize MSI Community Manager, Russ Bartz, to spend up to \$8,000.00 from the reserve plan for these repairs. The selection of a specific contractor will be at the discretion of Russ Bartz.

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 Meetings.

NEXT MEETING

The next Board of Directors meeting is scheduled for July 24, 2007 at 7:00 p.m. in the MSI Loveland office.

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 10:20 p.m.