

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**JULY 25, 2006**

### **CALL TO ORDER**

Board President, Mike Farrell, called the meeting to order at 7:10 p.m. Also, in attendance for the Board of Directors were Chad Hendricks, Roberto Avila, Howard Dimmick, Phil Goldstein Don Wells, and Darren Conradson. Representing MSI was Community Manager, Russ Bartz.

**APPROVALS OF PREVIOUS MINUTES** – The minutes dated June 27, 2006 were approved as written.

### **OPEN FORUM**

Homeowner Darrin Murphy from 513 Flagler Road attended the Board of Directors meeting to discuss a recent violation letter he received for installing a fence without Architectural Review Committee approval. Chad Bierbaum owner of 612 Holyoke Drive attended to discuss a cease and desist order he received for installing a concrete patio without Architectural Review Committee approval. Homeowner Rex Tielstick, from 506 Flagler attended the Board of Directors meeting to discuss the need for architectural approval for items such as fences that have design specifications clearly disclosed in the Architectural Guidelines. The Board of Directors listened to testimony and discussion from each of the above-mentioned homeowners and informed them that the Board would take their concerns and request into consideration and would be addressing the issues later in the Board meeting. The Board also informed the homeowners that MSI would respond with the Board's direction within 48 hours from the date of this meeting.

Mick Sage with Mill Brothers Landscaping discussed the status of the landscaping. Specifically, Mick mentioned that the irrigation tap in Filing One was running 23 hours out of a 24-hour day. In addition to the regular programs, a temporary program has been set to improve the dry turf conditions. Mick also reported that a valve was shut off by a fence installation company between the homes on Idalia and the Ridgewood Hills Village.

### **OLD BUSINESS**

**Parking Policy** – The Board reviewed comments from Melissa Garcia regarding a proposed parking policy that would restrict vehicles from parking outside of garages. She indicated that, within the current covenants, the Association does not have the authority to adopt such a policy. In addition, Melissa said if the Association was to adopt such a policy and the policy would be challenged that no such case has been heard in an appellate court yet. After briefly discussing this, the Board made a decision to place the item on hold until further discussion regarding another covenant amendment proposal can be held.

Architectural Review Approval Process – The Board reviewed a letter drafted by Melissa Garcia for violations in which homeowners failed to submit a Design Review Request and started a project. A motion was made, seconded, and carried to have Phil Goldstein amend the letter and send it to the Architectural Review Committee for comment. MSI recommended to the Board that the violation letter adopted by HindmanSanchez and amended by the Architectural Review Committee be sent back to HindmanSanchez for final review and comment. A decision on the amended letter will be made outside of the Board meeting via email. Phil Goldstein presented a general letter to be sent out to all homeowners discussing the issues the Board has been facing with homeowners failing to submit Design Review Requests and the recently adopted policy for dealing with such situations. A motion was made, seconded, and carried to have the letter mailed out to all homeowners in the community.

### **NEW BUSINESS**

Social Event – Homeowners Sandy Fugate and Linda Castell requested the Board support a community ice cream social in conjunction with the Fort Collins Neighborhood Night Out. They requested that the association authorize spending of up to \$300.00 for the event. A motion was made, seconded, and carried to authorize the expenditures of up to \$300.00 for the event. The event will be held on August 1, 2006 from 6:00 to 8:00 p.m. in the Ridgewood Hills Recreation Association complex.

Lighting Repairs – MSI reported a recent monument sign lighting failure. Chadwick Electric evaluated the failure. Chadwick reported that one of the transformers failed. However, as they are currently installed they are not in compliance with the electrical code. In order for the lights to be repaired the transformers would need to be brought in compliance with current code. Chadwick's proposal to replace the transformers was \$5,000.00. A motion was made, seconded, and carried to authorize MSI to spend up to \$5,000.00 for the replacement of the transformers.

School Bond Issues – The Board discussed the written request from homeowner Amiee Foster to have information placed in the next newsletter regarding the upcoming school bond issue. After this discussion, a motion was made, seconded, and carried to table the request to give the Board more time to gather additional information regarding the Bond issue. The Board will discuss this request further once the school bond issue is officially placed on the election ballot.

612 Holyoke – The Board discussed the comments from this homeowner during the open forum of the meeting. After this discussion, a motion was made, seconded, and carried to allow this homeowner to move forward with the property improvements submitted on the Design Review Request. The Architectural Review Committee will sign and approve the request. In addition, MSI will issue the covenant violation letter for failing to submit a DRR as soon as it is adopted.

513 Flagler Road – The Board discussed the comments offered by the homeowner during the open Forum of the meeting. After this discussion, a motion was made, seconded, and carried to approve the Design Review Request submitted for installing a fence prior to seeking approval. In addition, MSI will issue the covenant violation letter for failing to submit a DRR as soon as it is adopted.

## **MANAGER'S REPORT**

Financials - The most recent financial statements were reviewed.

Delinquencies – The most recent delinquent and legal status report was reviewed.

### Covenant Violations:

6809 Avondale – The homeowner of this property requested that the \$25.00 fine recently assessed for starting an improvement without Architectural Review Request approval be removed. A motion was made, seconded, and carried to respond to the homeowner that the request will be considered at a later date. The property was restored to the original condition and the Board would like to see either sod planted or the area seeded.

315 Peyton – The Board indicated that the property continues to be out of compliance for landscaping maintenance. Landscaping fabric remains exposed and oil stains continue to be an issue in the driveway. MSI reported that the homeowner had not called requesting another hearing after leaving early at the May Board Meeting. A motion was made, seconded, and carried to authorize MSI to move this property into covenant violation status with HindmanSanchez in accordance with the covenant enforcement policy.

Fence Staining Project – Fence stain samples were reviewed for an upcoming fence-staining project in Filing One. A motion was made, seconded, and carried to accept the Benjamin Moore solid oil stain #45 Natural Cedar Tone.

Ratification of Community Manager's Actions – The actions of the Community Manager outside of the Board of Directors meeting were ratified.

## **NEXT MEETING**

The next Board of Directors Meeting is scheduled for August 21, 2006 at 7:00 p.m. in the MSI Loveland office.

## **ADJOURNMENT**

Without further business to discuss, the meeting was adjourned at 10:05 p.m.