

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**AUGUST 22, 2006**

### **CALL TO ORDER**

Board President, Mike Farrell, called the meeting to order at 7:15 p.m. Other Board Members in attendance were Chad Hendricks, Roberto Avila, Howard Dimmick, and Phil Goldstein. Representing MSI was Community Manager Russ Bartz.

### **APPROVALS OF PREVIOUS MINUTES**

The Board minutes dated July 25, 2006 were approved as written.

### **OPEN FORUM**

Thompson School District Representatives Jay Earl and Kate Brown attended the meeting to discuss how the new Elementary School's site plan would interact with the association.

The property owner at 7227 Woodrow attended the meeting to discuss a recent covenant violation letter sent to them for installing a deck without prior Architectural Review Committee approval. After listening to the owners comments, Mike Farrell informed the owner that the Board would discuss the violation later in the meeting and respond within 48-hours with Board comment.

### **OLD BUSINESS**

Tree Tracking Program – Roberto Avila presented a proposal to purchase a GPS tracking system and the associated software to collect data for trees throughout the community. The total proposed cost for the equipment and software was \$8,214.00. A motion was made, seconded, and carried to authorize Roberto to purchase the hardware portion of the proposal for an estimated cost of \$5,200.00. The purchase of the proposed software will be deferred until 2007.

Fence Staining Project – A recently completed fence-staining project of the perimeter fences along the west ridge in Filing 1 was discussed. The project addressed staining the association side of the fence. Several homeowners have requested that the Board consider staining the inside of the fences as well. A motion, was made, seconded, and carried to deny the request.

Failure to Submit Design Review Request Violations – Several properties in violation for failing to submit a Design Review Request and proceeding with improvements were discussed. The Architectural Control Committee recommended the following fines be assessed. A motion was made, seconded, and carried to accept the recommendation of this Committee.

- 714 Sedgwick Dr. - \$100.00
- 612 Holyoke Ct. - \$250.00
- 7520 Matheson Dr. - \$100.00
- 7227 Woodrow Dr. - \$150.00
- 513 Flagler - \$50.00 1<sup>st</sup> violation
- 513 Flagler - \$250.00 2<sup>nd</sup> violation

**NEW BUSINESS**

320 Strasberg, Unit 9 – A recommendation was reviewed from HindmanSanchez to reverse one-half of the late fees and the interest assessed on this account. This was recommended because the property owner’s title company failed to inform the owner of the existence of the Association at the time of closing. A motion was made, seconded, and carried to accept the recommendation.

**MANAGER’S REPORT**

Financials - The most recent financial statements were reviewed.

Delinquencies – The most recent delinquent and legal status reports were reviewed.

Covenant Violations:

6809 Avondale – The Board discussed a telephone request from the property owner to remove the \$25.00 fine recently assessed for starting improvements without filing an Architectural Review Request. A decision was made to deny the request at this time and continue to monitor property for compliance of a written request. This request was for the owners to return altered landscaping to its original state. The Board will re-consider the request after this is completed.

432 Peyton – This property has been in covenant violations and referred to HindmanSanchez for landscaping maintenance. HindmanSanchez reported that the property is now in compliance according to the owners and they have met the stipulations of the court. The Board requested MSI re-inspect the property and respond to HindmanSanchez’s report.

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 September 26, 2006 at 7:00 p.m. in the MSI Loveland office.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:35 p.m.