

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**SEPTEMBER 4, 2007**

### **CALL TO ORDER**

Board President, Mike Farrell called the meeting to order at 7:00 p.m. Other Board Members in attendance were Roberto Avila, Chad Hendricks, Phil Goldstein, Howard Dimmick and Jeff Pagani. Homeowner Rex Pielstick from 506 Flagler Rd. attended the meeting as a observer. Representing MSI, LLC was Community Manager, Russ Bartz.

### **OPEN FORUM**

Kyle McCormick from 6612 Avondale, Unit 2-B addressed the Board of Directors regarding a past due balance on his account. Kyle requested the Board consider removing some of the legal fees, late fees and interest that have been assessed. Mike Farrell informed Kyle that the Board would consider the request later in the meeting and he could expect a written response from the Association within five business days of the date of this meeting.

### **APPROVAL OF THE PREVIOUS MEETING MINUTES**

The Board Meeting Minutes dated July 24, 2007 were approved as written.

### **OLD BUSINESS**

Prairie Dogs – Mike Farrell reported to the rest of the Board that he had contacted MSI to temporarily suspend the Board decision to trap and relocate the prairie dogs in the Hudson Court retention pond. Mike had presented additional information regarding mitigation. After discussing the information, a decision was made to move forward with the trapping and relocating. MSI was asked to solicit a proposal from Pest Right Services to install a fabric construction barrier fences to act as a sight inhibitor of the prairie dogs to prevent them from moving into the area after they are relocated. This proposal should be available for review at the next Board of Directors meeting.

Native Area Maintenance – MSI reported that there have been several complaints regarding the condition of the native areas in Filing III, specifically, because of the previous Board decisions to leave the areas un-mowed for the season. MSI also reported that the weeds were becoming a problem along the native area trails. Mill Brothers Landscaping has been contacted to re-mow a buffer strip behind homeowner properties as well as the native area trails. MSI was asked to contact Mill Brothers Landscaping and have them attend the next Board of Directors meeting to discuss the area in greater detail.

MSI presented verbal proposals from Mill Brothers Landscaping and Arbor Works by Swingle to replace five dead trees in the native areas behind Stonington Lane. Both proposals were similar in cost, as the trees would cost \$530.00 per tree. A decision was made to postpone acting on these proposals. Arbor Works by Swingle will be invited to the September meeting to offer an opinion regarding alternative tree species that would be more suitable for the native areas.

Concrete Repairs – The Board of Directors reviewed proposals for concrete repairs needed throughout the community. The proposals varied in the scope of work and in cost. The proposals were solicited from:

- Gilmore Construction - \$7,300.00
- Reconstruction Experts - \$13, 150.00
- Aspen Maintenance - \$13,705.00

After reviewing in detail the scope of work in each of these proposals, a decision was made to engage Aspen Maintenance contingent upon MSI and a member of the Board inspecting concrete repairs previously completed by Aspen Maintenance. The decision was made to accept this proposal due to the completeness outlined in the scope of work.

## **NEW BUSINESS**

Open Space Drainage – MSI reported a drainage issue in the open space directly west of Stonington Lane. One of the homeowners adjacent to this property reported that a recent rainstorm washed mulch out of the rear yard and into the front corner of their property. MSI solicited a proposal from Mill Brothers Landscaping to make modifications to the drainage in this area; however, no written proposal has been returned from Mill Brothers. Mill Brothers Landscaping offered a verbal proposal at a cost of \$5,000.00 to \$8,000.00 to create a swale behind three lots. This would then be filled with cobble to slow the drainage down during heavy rains. The Board a decision to table the issue until the next Board of Directors meeting at which Mill Brothers Landscaping could discuss recommendations in detail with the Board.

ARC Appointments – There is currently one open Architectural Review Committee position as a result of the resignation of Committee member Daren Conradson. Phil Goldstein has temporarily filled this position until the Board can select a member. MSI reported that two interested homeowners, Thomas Mack and Warren Wolfe have submitted Architectural Review Committee interest questionnaires. The Board requested that MSI contact both candidates and ask them to attend the next Board meeting to discuss the open position in detail with the Board.

Board Officer Elections – MSI briefly described Board officer positions. Nominees were taken and verbal vote cast which resulted in the following officer elections:

- President – Mike Farrell
- Vice President – Chad Hendricks
- Treasurer – Howard Dimmick
- Secretary – Phil Goldstein

Association Merger – Mike Farrell indicated that he would like to research the possibilities of the Ridgewood Hills Master Association merging with the Shenandoah Homeowner’s Association. Mike felt that such a merger could be a successful and prevent issues that had recently come up regarding the entrances to both communities, as well as issues with Recreation Association access. MSI was asked to research Shenandoah Board contact information.

## **COMMITTEE REPORTS**

Treasurer’s Report – Howard Dimmick reported that he had secured the reinvestment of an expiring CD at the Bank of Choice. The new interest rate for the next thirteen months will be 6%. The opening balance of the CD was \$99,353.00.

Several delinquent accounts that have become uncollectible due to foreclosures and/or bankruptcies were reviewed. The Board discussed writing off the account balances as bad debt to the Association. A decision was made to postpone a decision to do this until after the 2008 budget was adopted.

Architectural Review Committee – Howard Dimmick gave a brief summary of the request review this fiscal year.

Tree Management Committee – Roberto Avila announced that his committee would start collecting physical data of the trees in Filing I on Saturday, September 8, 2007. Roberto encouraged any members of the Board that would like to help in this effort to meet him at the pool Saturday, September 8<sup>th</sup> at 3:00 p.m.

Adopt A Street Committee – Phil Goldstein announced that he would like to see another member of the community take over as the Adopt-A-Street coordinator. Mike Farrell had offered the services of the Farrell household to take over this responsibility. The next Adopt-A-Street event date will be set prior to the next Board meeting via email.

## **MANAGER’S REPORT**

Financials – The most recent Financial Statements were reviewed.

Collection Matters – The most recent Delinquency Report and Legal Collection Report were reviewed.

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

- 601 Flagler – MSI reported that this property continues to be in violation of the legal documents of the Association for parking a truck larger than a pickup truck in the driveway for greater for 48 hours in a calendar week. The tenant currently living in this property has contacted MSI requesting that the Board allow him until October 1, 2007 to bring this violation into compliance. After that date an offsite storage facility will become available to the tenant. A decision was made to grant the request.

- 7039 Sedgwick – This property has been in violation of the Association’s Governing Documents for installing a vinyl shed in the rear yard. The owner had contacted MSI via email indicating that he is bringing the shed into compliance by installing wood siding over the vinyl siding. The Board discussed the issue and Board President Mike Farrell indicated he would contact the owner of the property by phone to discuss the matter.

### **ASSOCIATION BUSINESS**

Neighborhood Night Out – MSI received receipts for the Neighborhood Night Out from event coordinator, Sandy Fuget totaling \$892.72. The Board previously approved up to \$800.00 for this event. They issued a check for \$800.00 to Sandy in advance of the event. After discussing the totals, a motion was made to split the over costs of the event from what was previously approved with Sandy by reimbursing her an additional \$46.37. The motion was seconded, however, it did not carry. A second motion was made to reimburse Sandy the entire overage of \$92.72. This motion was seconded and did carry. MSI was requested to have a check drafted for \$92.72 and mailed to Sandy as soon as possible.

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 meeting.

### **EXECUTIVE SESSION**

A decision was made to move into Executive Session at 9:00 p.m. to discuss a collection matter as well as an open covenant violation both of which have been turned over to the Association’s attorney.

The Board withdrew from Executive Session at 9:20 p.m.

6612 Avondale Unit 2-B – A decision was made to allow the owner of this property to enter into a payment plan that would pay the account in full by December 31, 2007. A decision was also made to remove up to \$15.00 per month of the late charges assessed to the account if the owner agreed to the payment plan and the account is brought current by December 31, 2007.

503 Sedgwick – No action was taken regarding the open covenant violation. The Board will inspect the violation and re-discuss the issue at the next Board meeting.

### **NEXT MEETING**

The next Board of Directors Meeting is scheduled for September 25, 2007 at 7:00 p.m. in the Loveland MSI office.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:32 p.m.