

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

SEPTEMBER 25, 2007

CALL TO ORDER

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

OPEN FORUM

Rex Pielstick requested that it be noted that there were June Board action items released in the recent July newsletter prior to the Board approval of the July Board meeting minutes.

APPROVAL OF THE PREVIOUS MEETING MINUTES

The Board Meeting Minutes dated September 4, 2007 were approved with the following change:

- Call to order section add, "Homeowner Rex Pielstick from 506 Flagler Road attended the meeting as an observer."

OLD BUSINESS

ACC Interviews – MSI reported that the two ACC candidates, Warren Wolf from 607 Holyoke and Thomas Mack from 613 Holyoke, contacted the MSI office indicating they were no longer interested in the open Architectural Review Committee positions. Due to there not being any other interested candidates present at this meeting, a decision was made to place an article in the Association's newsletter requesting any interested candidates contact MSI.

Open Space Drainage – Brian Pam and Mick Sage from Mill Brother's Landscaping presented a proposal to install cobble west of Stonington Lane in the native areas to correct drainage issues. The total proposed cost was \$4,787.24. No action was taken on this.

Mick Sage also presented a proposal to install three sets of landscaping timbers across the crusher fine path in the filing 3 native areas south of Triangle. These timbers would act as a

stairway to prevent wash out during heavy rains. The proposed cost was \$6,836.23. No action was taken regarding this proposal at this time.

Brian Pam presented a proposal to install three planting beds in the open space near Triangle and Mathison. The total proposed cost for these beds was \$5,707.10. No action was taken regarding this proposal at this time

Brian presented photos of perennial planting beds to be installed by the Association's entrance area and roundabouts. The Board previously approved this at a total cost of \$2,500.00. The work will commence on September 27, 2007.

Tree Replacements – Sam Harrison, from Arbor Works by Swingle, offered his opinion as an arborist regarding the selection of trees that have been planted in the native spaces along the Ridge west of Stonington Lane. Sam indicated that the trees previously planted in original landscaping plans were not the best species of trees for the area, primarily because of the high winds the area experiences. Sam indicated that Pinion Pines, Upright Junipers, and Serviceberries would be species better suited to this area. Sam was asked to prepare a proposal using these species and have it available for the Board of Directors to review at a future meeting.

Sam also presented a proposal for structural pruning of the trees along Avondale and Trlby Roads. The proposed cost was \$3,850.00 to structurally prune 83 trees. No decision was made regarding the acceptance of this proposal. It will be discussed at the October Board of Directors meeting.

Prairie Dogs – MSI reported that, as of the date of this meeting, Pest Right has successfully trapped six Prairie dogs in the Hudson Court retention pond. Pest Right prepared a proposal in the amount of \$1,140.00 to install a 24" high construction barrier fence parallel to the Association's privacy fence in the area. The purpose of this fence would be to act as a buffer to prohibit the prairie dogs from reentering the retention pond once the trapping and relocation is complete. After reviewing the proposal, a decision was made to accept the proposal and authorize Pest Right to install this fence.

Adopt-A-Street – Adopt-A-Street Chairman, Phil Goldstein, recommended that the fall 2007 Adopt A Street date be set at October 27, 2007. A decision was made by the Board of Directors to accept Phil's recommendation.

NEW BUSINESS

2008 Budget – MSI presented the proposed 2008 budget. After review, a decision was made to re-address and formally adopt the 2008 Budget at the October Board of Directors meeting.

COMMITTEE REPORTS

Treasurer's Report – Board Treasurer, Howard Dimmick, briefly reviewed the cash flow statements and indicated that the Association had positive cash flow in the closing financial statements. Howard also reported that the budget comparisons were favorable.

Architectural Control Committee – Committee Chairman Howard Dimmick presented a preliminary draft of a Final Inspection and Notices of Completion Process. After briefly reviewing the plan, a decision was made to continue discussing this at the October meeting.

Howard reported that the Architectural Control Committee was currently caught up with reviews. Howard indicated that eleven homeowners last summer had started projects without previous approval.

Tree Management Committee – Committee Chairmen, Roberto Avila, was not in attendance at the meeting, however, he sent an email message to be presented. The message indicated that measurements and plotting of all the trees east of Avondale has been completed. Roberto indicated he is going to continue with the remaining trees in the community the weekend of September 29th.

Covenant Amendment Committee – Committee Chairman, Jeff Pagani, reported that he is in the process of preparing a newsletter article that will be submitted for publication in the October Board newsletter.

MANAGER'S REPORT

Financials – The most recent Financial Statements were reviewed.

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

- 703 Hillrose Court – The property owners of 703 Hillrose Court submitted a request to have \$150.00 worth of fines reversed. These fines were assessed for late landscaping. The owners indicated that they suddenly had a death in the family. A Design Review has been submitted and the owner is waiting for approval. A decision was made to suspend the fines until the project was complete; at that time the fines will be removed.
- 703 Stonington Lane – The owner of this property submitted a written request to be allowed to enter into a payment plan of \$25.00 be set up. In addition, they were requesting that the late fees assessed be reversed. The request indicated that some medical issues had surfaced in their family. A decision was made to suspend the late fees and institute a payment plan that would bring the account current by July 1, 2008.

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

- 7039 Sedgwick Drive – Board President, Mike Farrell, indicated that the owner of the property had a conversation with him and the owner's intention is to cover the non-compliant vinyl shed with wood siding.
- 503 Sedgwick Drive – A non-complying fence color was discussed. A decision was made to contact HindmanSanchez and ask them to leave the covenant lien in place and to

contact the owner, informing them that the remedies recently performed by the owner to bring the fence into compliance were not sufficient.

- 708 Stonington Lane – The owner of this property requested that the \$25.00 fine assessed to their account for installing a swing set prior to approval be reversed. The owner indicated that the swing set had not been installed and it was temporary being stored on the side of the house. A decision was made to reverse the \$25.00 fine assessed.

ASSOCIATION BUSINESS

Concrete Repairs – Concrete repairs previously approved to be completed by Aspen Painting and Property Maintenance will start the third week of October.

Fence Staining – MSI gave a brief update regarding the previously approved fence-staining project. Aspen Painting and Property Maintenance will be available to start the fence-staining project in Filing 1 north of Sedgwick Drive and south of Flagler sometime in the month of October. This project will complete the fence staining in Filing 1 with the exception of the private fence along the eastern boundary of the property. A decision was made to delay the staining of this fence until the prairie dog issues are addressed.

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.

NEXT MEETING

The next Board of Directors Meeting is scheduled for October 23, 2007 at 7:00 p.m. in the Loveland MSI office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:00 p.m.