

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

SEPTEMBER 26, 2006

CALL TO ORDER

Board President, Mike Farrell called the meeting to order at 7:40 p.m. Other Board Members in attendance were Chad Hendricks, Roberto Avila, Howard Dimmick, Phil Goldstein, Darren Conradson, and Don Wells. Representing MSI was Community Manager Russ Bartz and Community Director Kathleen Lora.

APPROVALS OF PREVIOUS MINUTES

The Board minutes dated August 22, 2006 were approved as written.

OPEN FORUM

No homeowners were present at the Open Forum.

OLD BUSINESS

Failing to Comply with Design Review Request Regulations – Fines recommended by the Architectural Control Committee for failing to obtain written approval prior to starting exterior improvements were discussed. Mike Farrell presented the following three proposals to address the recommended fines:

1. Assess the fines as recommended by the Architectural Control Committee.
2. Request the Architectural Control Committee to reconsider their recommendations.
3. Place the issue on hold until a future Board of Directors Meeting.

Darren Conradson offered to draft a set of guidelines to be considered by the Board and the Architectural Control Committee. These guidelines would be for the purpose of assessing fines for this violation. A motion was made, seconded, and carried to place assessing the fines on hold to allow Darren time to draft the guidelines. This motion carried with four members voting in favor of the motion and three against.

Speed Hump Relocation – The progress of the speed humps currently under construction by Reconstruction Experts was reviewed. Russ reported that the City of Ft. Collins Engineering Department requested that the speed hump proposed for Avondale; near the Thompson School property, is delayed until after the school was constructed. The City Engineering Department

was concerned with the tentative site plans of the school and did not want to have to move the speed hump later when the building was constructed. A motion was made, seconded, and carried to contact Eric Bracky with the City Transportation Department and request Eric to evaluate other locations within the city to relocate this speed hump.

NEW BUSINESS

2007 Budget - MSI presented the preliminary 2007 budget. The Board made a decision to review the budget and be prepared to adopt it the October Board Meeting.

Stonington Court Open Space - A written complaint was reviewed from an owner on Stonington Court addressing a drainage problem in the open space. MSI presented a proposal from Mill Brothers Landscaping to replace some of the thinly seeded turf areas with four rows of sod. The cost of the proposal is \$700.00. The Board requested MSI contact DR Horton to ask them if they could address the area as well, specifically, how DR Horton intended to warranty the approved landscaping replacement items identified during the spring walk-through.

Native Area Management Plan - MSI discussed with the Board a possible need to develop a native area management plan. After a brief discussion regarding this topic a decision was made to place the issue on hold for a future Board meeting.

MANAGER'S REPORT

Financials—The most recent financial statements were reviewed.

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

Covenant Violations:

- 432 Peyton – This property has been in covenant violation for landscape maintenance issues and was previously turned over to HindmanSanchez. Ultimately, this issue was taken to District Court and the Court ruled in favor of the Association and ordered the owner to address the violations. The Court also ruled that the owner would be responsible for the fines assessed relevant to the violation and the legal fees. A Court ordered payment plan was put in place that was to commence with the first payment due in September. The property owner had sent a written request to HindmanSanchez to delay the payment plan start date to October. After a discussion regarding this issue, a motion was made, seconded, and carried to grant the request.
- 320 Peyton – The owner of this property sent in a formal letter requesting a payment plan be set up with the Association, allowing to pay the balance of his account with \$100.00 payments. This property has been delinquent in assessments and also has an outstanding balance for fines for landscaping maintenance issues. As of the date of this meeting, the property remained in covenant violation for landscaping issues. A motion was made, seconded, and carried not to grant the request of a payment plan and turn the issue over to HindmanSanchez for collections.

- 714 Stonington Ln. – This property is both delinquent for assessments and in violation for landscaping maintenance. All efforts to collect the assessments and address the covenant violations have resulted in the letters being returned by the Post Office. After discussion, a motion was made, seconded, and carried to turn the issue over to HindmanSanchez for collection.
- 6837 Timpas – This property is in the process of foreclosure. As a result, Partners West Realty contacted the MSI requesting to purchase the liens on the property as Partners West has a potential buyer interested in purchasing the property prior to foreclosure. After discussion, a motion was made, seconded, and carried to sell the liens to Partners West Realty.
- 315 Peyton – The Board at a previous meeting requested that this property be turned over to HindmanSanchez for covenant violation issues as soon as the Association’s Enforcement Policy had been exhausted. Since that time, the owner has submitted a Design Review Request for the landscaping issues. A motion was made, seconded, and carried to temporarily suspend a previous decision to send this to HindmanSanchez for covenant violations and allow the Architectural Committee time to review the request for landscaping improvements.

ASSOCIATION BUSINESS

501 Holyoke – A request submitted in June to install evergreen trees in the common area behind this home was reviewed. The purpose of this installation would be to offer this property and two neighboring properties privacy from people walking through the greenbelts. A motion was made, seconded, and carried to deny the request at this time.

Ratification of Community Manager’s Actions – The actions of the community outside of the Board of Directors Meeting were ratified.

NEXT MEETING

The next Board of Directors Meeting is scheduled for Tuesday, October 24, 2006 at 7:00 p.m. in the MSI Loveland office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:20 p.m.