

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 24, 2006

CALL TO ORDER

Board President, Mike Farrell, called the meeting to order at 7:05 p.m. Other Board Members in attendance were Chad Hendricks, Roberto Avila, Howard Dimmick, Phil Goldstein, and Don Wells. Representing MSI was Community Manager Russ Bartz.

APPROVALS OF PREVIOUS MINUTES

The Board Meeting Minutes dated September 26, 2006 were approved as written.

OPEN FORUM

No homeowners were present for the Open Forum.

OLD BUSINESS

Failing to Submit a Design Review Request Policy – The Board reviewed an amendment to the covenant enforcement policy drafted by Phil Goldstein and Mike Farrell. This amendment pertained to owners that started exterior improvements prior to submitting a Design Review Request. A motion made, seconded, and carried with five members in favor of the amendment and one against to adopt this policy contingent upon final editing and clarification by Mike and Phil. The Board via e-mail will review these edits.

Failing to Comply Fines – Fines previously assessed in August to owners who failed to comply with the regulations of the Design Review Request process were discussed. After discussion, a motion was made and seconded to rescind the fines assessed in August and assess a \$25 fine to those owners for the violation of starting exterior improvements without an approved Design Review Request. This motion carried on a vote of five to one.

2007 Budget – An MSI proposed budget was reviewed. The Board requested that MSI make the following changes:

- Add Legal Income Collections in the amount of \$5,000.00
- Add Late Fee Income in the amount of \$6,000.00
- Remove the Expense Line Item, Transfer to Reserves.
- Add any resulting positive net from these changes to the Miscellaneous Expense line.

In addition to the above Operating Budget changes, the Board requested that MSI remove the Major Concrete Replacement line item from the Reserve Fund for 2007 and increase the Other Contingency line items to \$10,000.00.

A motion was made, seconded, and carried to adopt the Budget as changed above.

NEW BUSINESS

No New Business was discussed at the Board Meeting.

COMMITTEE REPORTS

Architectural Review Committee – The current Architectural Review Committee; consisting of Chairman, Phil Goldstein, members Howard Dimmick and Don Wells, had announced to the Board of Directors that they will be resigning from the Architectural Review Committee fifteen days after the November Board of Directors Meeting. MSI had advised the Board of Directors that the process to elect a new Architectural Review Committee, according to the legal documents, is as follows:

- Delegates of the Ridgewood Hills Master Association are responsible to bring nominees to the Board of Directors.
- The Board of Directors should select three members of the Architectural Review Committee from the nominees provided by the delegates
- Mike Farrell mentioned that Darren Conradson was interested in chairing a new Architectural Review Committee. A decision was made to ask the delegate to provide nominees for the Architectural Review Committee at the November 28th Delegate Meeting.

Design Review Request Considerations – The following Design Review Requests were reviewed and decided upon:

- 7569 Triangle – This property submitted a Design Review Request to install a permanent basketball hoop off the side of the driveway. MSI researched the provisions regarding this request in the Design Review Guidelines and indicated that the Association had provisions for this type of request. After reviewing these guidelines, a motion was made, seconded, and carried to approve the request.
- 609 Kim Drive – The owner of this property submitted a request to remove the grass in the tree lawn area and add rock. After reviewing the request and the Design Guidelines, a motion was made, seconded, and carried to approve the request.

Tree Management Committee – Roberto Avila briefly discussed the GPS measuring equipment that was purchased by the Association. Roberto reported that he is currently drafting a plan to conduct field measurements throughout the community and will have additional information at the November Board of Directors Meeting.

MANAGER'S REPORT

Financials—The most recent financial statements were reviewed.

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

- 7350 New Raymer Court – The owner of this property sent in a written request to remove late fees and interest totaling \$249.00. The Board of Directors reviewed this request and a motion was made, seconded, and carried to remove \$179.84 of these late fees and interest. The remaining balance is expenses incurred by the association in the form of A/R processing fees and lien fees.

Covenant Violations – MSI presented the most recent covenant violation log and indicated that all issues were being addressed in accordance with the covenant violation policy.

Ratification of the Community Manager's Actions – The Actions of the Community Manager outside of the Board of Directors Meeting was ratified.

NEXT MEETING

The next Board of Directors Meeting is scheduled for Tuesday, November 28, 2006. This meeting will be a combination Board Meeting and Budget Ratification Meeting with the Ridgewood Hills Master Association's delegates.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:15 p.m.