

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**NOVEMBER 27, 2007**

### **CALL TO ORDER**

Board President, Mike Farrell called the meeting to order at 7:50 p.m. Other Board Members in attendance were Roberta Avila, Howard Dimmick, Phil Goldstein, Jeff Pagani, and Don Wells. Representing MSI, LLC was Community Manager, Russ Bartz.

### **OPEN FORUM**

No homeowners were present for the Open Forum section of this meeting.

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

The Board Meeting Minutes dated October 23, 2007 were approved as written.

### **OLD BUSINESS**

Grounds Improvements – A decision was made to put this issue on hold until a future Board meeting in the spring, at which time further proposals and opinions can be reviewed.

Design Review Request Final Inspections – A decision was made to place this issue on hold until a future Board meeting.

Trash Contract – Board member, Howard Dimmick, presented a proposed trash contract from Gallegos Sanitation. This contract is a four-year contract beginning January 1, 2008. The first year service fee would be \$12.00 per 96-gallon cart. The contract includes a provision that would limit the amount of increases for the second, third, and fourth years to no more than 4%. After a brief discussion, a motion was made, seconded, and carried to accept the agreement proposed by Gallegos Sanitation.

Tree Pruning – Swingle reviewed two tree-pruning proposals from Arbor Works. One was to provide a structural prune on the tree lawn trees along Avondale and Trilby Roads. The second proposal was for a maintenance/deadwood pruning of the interior greenbelt trees. After reviewing these proposals, a decision was made to authorize spending up to \$10,000.00 for the tree pruning proposals, as deemed necessary by Arbor Works by Swingle.

## **NEW BUSINESS**

Covenant Violation - The covenant violation for installing a vinyl non-complying shed on account #783 was discussed. An agreement was previously reached with the owner of this property to bring the non-complying shed into compliance by installing wood siding over the vinyl siding. MSI reported to the Board that, as of the date of this meeting, the terms of the agreement to bring the shed into compliance have not been reached. The Board discussed this matter and made a decision to issue a letter to the owner of the property indicating the Board is requiring the shed be brought into compliance as agreed upon by installing wood siding over the vinyl by December 31, 2007. Furthermore, failing to meet this December 31<sup>st</sup> deadline will result in the Board requesting the owner remove the shed from the community.

Adopt-A-Street – Board member, Phil Goldstein, gave a brief report on the success of the Adopt-A-Street held in October. Phil requested that the Board consider procuring fourteen gift certificates, in the amount of \$25.00 each, to present to those who participated in Adopt-A-Street. It was recommended that these funds be expensed from the community's Social Fund. A decision was made by the Board to authorize the procurement of fourteen \$25.00 gift certificates from the Olive Garden.

## **COMMITTEE REPORTS**

Treasurer Report – Board Treasurer, Howard Dimmick, gave a brief report of the Association's financial state. Howard reviewed the Certificates of Deposit invested with various banks in the Community and the interest rates they yielded.

Architectural Review Committee – Architectural Review Committee Chairman, Howard Dimmick, gave a brief update on behalf of this committee.

Tree Management Committee – Roberto Avila presented tree data collected by the committee, which included tree species and quantities. Roberta requested spending an additional \$1,500.00 to procure some ESRI software. Board member, Howard Dimmick, indicated that he would explore other options. Therefore, a decision was made to postpone any action on this until the January Board of Directors meeting.

Covenant Amendment Committee – No further issues were discussed regarding the Covenant Amendment proposal.

## **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 – There were no covenant violations discussed at this meeting.

## **ASSOCIATION BUSINESS**

Aspen Painting and Property Maintenance – MSI reported that Aspen Painting and Property Maintenance continue to be behind schedule regarding the concrete repairs previously approved by the Board. As a result, a decision was made to postpone any concrete repairs in the community until the spring of 2008.

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 January 22, 2008 at 7:00 p.m. in the Loveland MSI office.

## **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:03 p.m.