

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DECEMBER 6, 2005

CALL TO ORDER

Board President, Mike Farrell, called the meeting to order at 6:10 p.m. In attendance for the Board of Directors were Mike Farrell, Chad Hendricks, Don Wells, Howard Dimmick and Phil Goldstein. Representing Management Specialists, Inc. was Russ Bartz.

APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made, seconded and carried to postpone the approval of the minutes of the Board meeting dated October 18, 2005. These minutes will be reviewed and discussed at the January 2006 Board Meeting.

OPEN FORUM

No homeowners were present; therefore, no items were discussed during the Open Forum.

MANAGERS REPORT

Financials – the Board of Directors reviewed the most recent Financials prior to the meeting.

Delinquencies – the Board of Directors prior to the meeting reviewed The Attorney Status Report and the Delinquency Reports. These reports were previously emailed to the Board of Directors.

Covenant Violation Log – the Board of Directors briefly reviewed the Covenant Violation Log prior to the meeting.

Ratification of Manager Actions – the Board of Directors ratified the actions of the management company outside of the Board Meeting.

OLD BUSINESS

Senate Bill 100 – Mike Farrell, briefly presented a proposed draft of the Seven Required Governing Policies. Management Specialists, Inc. pointed out some inconsistencies with the drafted policies and the association's current policies as well as missing pieces of information. Russ Bartz recommended that the Ridgewood Hills Master Association have their current attorney, Orten and Hindman draft the Seven Required Policies and Procedures. Russ also had indicated that if the Board chose not to have Orten and Hindman draft the policies, Management

Specialists, Inc. strongly recommends that Orten and Hindman review the policies. After a brief discussion, Mike Farrell made a motion to engage Orten and Hindman to draft the policies. The motion was seconded and carried.

Speed Humps – Don Wells gave an update on the installation of the speed humps. Rocky Mountain Pavement has installed six speed humps. After an inspection of the newly installed speed humps, it was determined by Don that the speed humps do not meet quality standards of the Association or the City of Fort Collins. Don has had several phone calls with the City trying to gain clarification regarding the specifications provided to the Association for the speed humps as well as the signage. The replacement of the speed humps has temporarily been placed on hold until Rocky Mountain Pavement can have a meeting with the City of Fort Collins Asphalt Engineers. Chad Hendricks requested that Management Specialists, Inc. solicit a quote to have them done in concrete, in case the speed humps that Rocky Mountain Pavement had installed need to be removed. Don had also indicated that the speed limit signs associated with the speed humps were installed with the wrong speed limit posted on them. Russ Bartz with Management Specialists, Inc. indicated that he has already been in contact with Rocky Mountain Pavement and new signs are being made. Rocky Mountain Pavement notified Russ that, once these new signs were made, the City of Fort Collins Traffic Department would take the responsibility for installing them.

NEW BUSINESS

Track F Retention Pond – Chad Hendricks brought to the Board’s attention that the Track F Retention Pond has been re-worked by D.R. Horton and is now possibly ready for acceptance by the Association. Chad also notified the Board that he met with the City of Fort Collins regarding the drain pans in the bottom of this retention pond. The City is recommending that these drain pans be put on a weekly maintenance schedule to have the dirt cleaned out of them. The Board of Directors has requested Management Specialists, Inc. contact Mill Brother Landscaping and get a quote to have these drain pans throughout the Community cleaned out on a weekly or bi-weekly basis.

Filing 3 Outlots – Management Specialists, Inc. reported that D.R. Horton would like the Board to sign a letter of acceptance for the remaining outlots in Filing 3. The Board of Directors unanimously agreed that before this acceptance letter would be signed they would like to meet with the D.R. Horton representative and discuss the punch list from the August walk-through of these outlots. Management Specialists, Inc. will contact D.R. Horton to arrange for this meeting.

NEXT MEETING

The next meeting scheduled with the Board of Directors will be January 10, 2006 at 7:00 p.m. in the Management Specialists, Inc. Loveland, Colorado. An owners informational meeting is scheduled for January 24, 2006. The location for this meeting is yet to be determined.

ADJOURNMENT

Without further business to discuss, the meeting was adjourned at 7:15 p.m.
RB/car/RHM