

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**FEBRUARY 28, 2006**

### **CALL TO ORDER**

Board President, Mike Farrell, called the meeting to order at 7:10 p.m. In attendance for the Board of Directors were, Chad Hendricks, Howard Dimmick, Phil Goldstein, Robert Roberta Avila, and Don Wells. Representing MSI was Russ Bartz.

### **OPEN FORUM**

No items were discussed during the Open Forum.

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

The minutes from the Board of Directors meetings dated January 10, 2006 and the Informational Meeting minutes dated January 24, 2006 were approved as written.

### **MANAGER'S REPORT**

Financials – The Board of Directors reviewed the most recent financials. MSI reported that the operating fund balance as of January 31, 2006 was \$134,622.44. The balance of the reserve fund was \$445,855.61.

Delinquencies – The Board briefly reviewed the delinquent report and the legal status report. After reviewing these reports, the Board noted that there had been no change on a delinquent account at 621 Prichett Court. Russ was asked to contact HindmanSanchez to have them attend the April Board meeting and review the possibility of foreclosing on this property.

#### **Covenant Violations:**

606 Holyoke – The Board of Directors, at a recent Board meeting, removed a fine assessed to this account for a trashcan violation. Russ reported that the trashcan was in violation again. The Board of Directors discussed the issue and agreed to leave the fine in place.

450 Peyton Drive – This property has installed a plastic baby gate in front of some large holes on their wooden privacy fence. The Board discussed the status of the violation and the fines assessed to the property. A motion was made, seconded, and carried to have HindmanSanchez move forward and draft a covenant violation demand letter.

432 Peyton – The Board reviewed recent photos taken of lawn maintenance, dog waste, and fence maintenance violations on this property. After a brief discussion, regarding these

violations, a motion was made, seconded, and carried to have HindmanSanchez move forward with the covenant enforcement process available to the Association.

6731 Flagler – This property has been in covenant violation for fence maintenance as it has had several pickets broken off at the bottom of the fence. The homeowner called requesting until May 1, 2006 to make the necessary repairs. After a brief discussion, a motion was made, seconded, and carried to accept the request.

#### Design Review Request:

714 Pritchett Court – The owner appealed to the Board to gain approval of a recently submitted Design Review Request to install a sunroom. A motion was made, seconded, and carried to deny the request and ask the homeowner to re-submit the request with a copy of the City permits and engineering drawings.

7238 Kersey – The owner appealed to the Board over a recent decision to deny a Design Review Request for installing a split-rail fence on the side property line. The Board briefly discussed this request and referenced the design guidelines for Filing 3. A motion was made, seconded, and carried to deny the appeal.

### **RATIFICATION OF MANAGER’S ACTIONS**

A motion was made, seconded, and carried to ratify the actions taken by the community manager outside of the Board meetings.

### **OLD BUSINESS**

Design Review Request Policy – The Board of Directors reviewed the information submitted from Melissa Garcia of HindmanSanchez regarding implementing of special fine policy for failing to submit a design review request prior to commencement of the work. After this discussion, a motion was made, seconded, and carried to have HindmanSanchez place language of such a policy in the covenant enforcement policy that is currently being drafted. The requested language will as follows: “Failure to submit a design review request prior to commencement of improvements to your property may be subject to a \$500.00 fine. In addition, you may have to remove the improvement if it is not approved.”

Trash Pickup – Board member Howard Dimmick presented a summary of trash collection comparisons. The comparisons were from GSI, Ram Waste and Waste Management. A motion was made to accept a proposal from GSI as a result of the summary Howard presented with the stipulation that the pickup day would be on Mondays and for a term of three years. The total proposed price in this agreement would be \$12.00 per 95-gallon container. The motion did not carry. The Board of directors agreed to table the issue until a future Board meeting.

Fence Painting - The Board discussed a proposal to stain the HOA community fences. This type of maintenance is currently not required in the legal documents and fences have not been stained in the past. After a brief discussion, the Board decided to table this issue until the April Board meeting.

## **NEW BUSINESS**

Reserve Investments – Board President Mike Farrell indicated that as a result of his research the best interest rates for the next CD the Association needs to purchase for reserve investments were found at New Frontier Bank. A motion was made, seconded, and carried to issue a check for \$86,000.00 to the New Frontier Bank to open a six- month reserve CD.

Website Service – Mike Farrell presented an invoice from DS Consulting for the community website. The Board of Directors reviewed the necessity to have the current website maintained and a motion was made, seconded, and carried to issue payment to DS Consulting in the amount of \$380.00 for website services for 2006.

ACC Chair – Board member Phil Goldstein is currently the chairman of the Architectural Control Committee. Phil is requesting help running this committee and possibly a replacement for himself on committee. Mike requested the rest of the Board to solicit interest in serving on the committee.

Annual Meeting – The Board briefly discussed the upcoming Annual Meeting. A motion was made, seconded, and carried to donate \$75.00 to the South Gate Church for the meeting room for the Annual Meeting.

Tree Spraying – Russ presented an estimate for the 2006 tree-spraying program from The Lawn Doctors of Colorado. The proposal sent by The Lawn Doctors breaks down as follows:

- Ash Bore Spraying - \$766.50
- Zimmerman Moth Spraying - \$1,610.00
- General Spring Spraying - \$1,450
- General Summer Insect Spraying - \$1,450.00
- General Fall Inspection & Spray - \$1,450.00

After briefly discussing the proposal, the Board charged Roberto Avila with attending a meeting with The Lawn Doctor and MSI to further understand the details of the proposal. After Roberto conducts this meeting he will report back to the Board at the April meeting. In addition, MSI is having a bid prepared by Arborworks.

D.R. Horton Filing Three Acceptance – MSI informed the Board that D.R. Horton has sent a letter regarding the Board's request to have D.R. Horton attend an April 25, 2006 Board meeting to discuss the results of the punch list from the August 18, 2005 walkthrough. D.R. Horton felt they had completed the submitted punch list from August and presented their findings on November 8, 2005. They also felt that all the punch list items were addressed and completed under the direction of the Land Development manager. The Land Development manager addressed any additional questions the Board had regarding Tract F. D.R. Horton does not feel that they need a representative to attend the meeting scheduled for April 25, 2006. The Board briefly discussed the letter they received from D.R. Horton and requested MSI contact Jan Griffith-Rohn, with D.R. Horton, and ask them to attend a final walkthrough sometime in May.

### **NEXT MEETING**

The next scheduled meeting is the Annual meeting to be held on March 28, 2006. This meeting will held at SouthGate Church. at 7:00 p.m.

The next Board meeting will be on April 25, 2006 at Management Specialists, Inc. at 7:00 p.m.

### **ADJOURNMENT**

Without further business to discuss, the meeting was adjourned at 9:10 p.m.