

RIDGEWOOD HILLS MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

JULY 24, 2007

CALL TO ORDER

Board President, Mike Farrell called the meeting to order at 7:03 p.m. Other Board Members in attendance were Roberto Avila, Chad Hendricks, Phil Goldstein, and Howard Dimmick. Representing MSI, LLC was Community Manager, Russ Bartz.

OPEN FORUM

The owners from 525 Flagler, Dennis and Sharon Rink, presented written information from concrete contractors that indicated color in exposed aggregate concrete was standard in the industry. This information was in reference to the fact that the recently installed exposed aggregate driveway on this property was tinted red and the color was not stated on the Design Review Request that was approved. The owners presented photos of driveway expansions in other areas of the community that included color. Also presented, was information from appraisers and real estate companies that suggested such a driveway would increase and enhance property values in the community. Furthermore, the owners read a letter of support from neighbors in the community and presented a petition signed by 33 homeowners showing that they were in favor of the driveway installed on the property. Several other owners from the 500 block of Flagler attended the Board of Directors meeting to voice their approval of the color of the driveway. After a continued discussion regarding this matter with those in attendance, Mike Farrell informed the owners that the Board would discuss the matter later in the Board Meeting, and the Board's decision regarding the red tint in the concrete would be sent to them within five business days of this meeting.

APPROVAL OF THE PREVIOUS MEETING MINUTES

The Board Meeting Minutes dated June 26, 2007 were approved as written.

OLD BUSINESS

Prairie Dogs – A proposal from Pest Right Services was reviewed to trap and relocate the prairie dogs in the Hudson Ct. retention pond. This proposal included an initial setup fee of \$89.00 and a \$15.00 per animal trapped fee to remove and relocate the prairie dogs. The decision was made to accept this proposal with the total fee not to exceed \$2,500.00.

NEW BUSINESS

Native Area Maintenance - The Board of Directors discussed a previous decision regarding the native area grasses in Filing III. The previous decision made by the Board of Directors was to allow the native area grasses to remain un-mowed this season to allow them to reseed themselves. This was based on a recommendation from Mill Brothers Landscaping and Swingle Lawn and Tree Care. An exception to this decision was that there would be a ten-foot buffer mowed along homeowner property lines in these areas. MSI reported that several concerns from homeowners have surfaced regarding this decision, and these owners would like to see the area mowed on a regular basis. After a brief discussion, a decision was made to continue to leave the native area unmowed in Filing III to allow the reseeding to occur.

Mosquito Control - The Board of Directors briefly reviewed comments from several homeowners that had contacted MSI regarding mosquito control in the native areas. After this review, it was noted that the City of Ft. Collins would be spraying for mosquito control in these areas the week of July 30. The decision was made not to engage the services of an outside contractor for this issue.

Board Officer Elections – A decision was made to postpone any action regarding Board Officer elections until the August Board of Directors Meeting to allow the entire Board to convene for these decisions.

COMMITTEE REPORTS

Architectural Review Committee – Architectural Review Committee Chairman, Howard Dimmick reported that 10% of the entire projects submitted for this past summer were completed prior to the Committee's review. Furthermore, Howard reported that the number of Design Review Requests being submitted has started to slow down for the season.

Tree Management Committee – Tree Management Committee Chairman, Roberto Avila, reported that measurements of the trees throughout the community would start on August 6. Roberto requested that, if possible, MSI seek a plat map from Mill Brothers Landscaping for Filing III that would specifically show the species and locations of trees originally planted in the community

Social Committee – Board Member, Chad Hendricks gave a brief update to the Board of Directors regarding the activities of the Social Committee for the neighborhood night out. Chad indicated that snow cones and cotton candy would be provided at the event and the Committee is considering a tug-of-war contest. In addition, Chad reported that volunteers from Target would be manning the various positions for this event.

MANAGER'S REPORT

Financials – The most recent Financial Statements were reviewed.

Collection Matters – The most recent Delinquency Report and Legal Collection Report was reviewed.

Covenant Violations – The most recent Covenant Violation Report was reviewed.

- 7039 Sedgwick – MSI reported that the owner of 7039 Sedgwick Drive has not made any further contact with the Association regarding the non-compliant vinyl shed in his rear yard. A decision was made to send the owner of this property a letter asking the owner to discuss with the Board of Directors possible solutions to bring the shed into compliance.
- 525 Flagler – The information presented from the owners of this property during the open forum was discussed as well as the comments made by other members of the community regarding the issue of installing a red exposed aggregate driveway without the color being noted on the Design Review Request. A decision was made to contact Deborah Oppenheimer with HindmanSanchez to discuss the best course of action. MSI was asked to schedule this meeting either in person with Deborah or via phone conference as soon as possible.

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 Meetings.

NEXT MEETING

The next Board of Directors Meeting is scheduled for August 28, 2007 at 7:00 p.m. in the Loveland MSI office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:02 p.m.