

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 23, 2007

CALL TO ORDER

Board President, Mike Farrell called the meeting to order at 7:00 p.m. Other Board Members in attendance were Chad Hendricks, 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 September 25, 2007 were approved as written

OLD BUSINESS

Grounds Improvements – The following grounds improvements proposed by Mill Brothers Landscaping were reviewed:

- Crusher fine path, stair steps - \$6,836.23
- Stonington Lane drainage swale - \$4,787.24
- Triangle and Matheson open space planting beds - \$5,707.10

After reviewing these proposals, the Board requested that MSI seek alternative proposals from two companies other than Mill Brothers Landscaping.

Design Review Request Final Inspections – A decision was made to postpone discussions regarding this matter.

2008 Budget – The proposed 2008 Budget was reviewed. A concern arose, because the total expenses did not equal the total income. The Board had a discussion to consider taking out the contribution to reserve line items to balance the budget. In addition, the Board had some concerns on the format of the proposed budget. It appeared to the Board that the format included a balance sheet as well as a proposed budget. A decision was made to have Howard Dimmick and Phil Goldstein work on reformatting the proposed budget outside of this Board meeting. When the budget reformatting is complete, Howard and Phil will send it to all Board members for review, and make a final decision to adopt the proposal via email.

Assessment Rebate – A decision was made to postpone discussions regarding a possible assessment rebate.

NEW BUSINESS

Gallegos Sanitation – Levi and Justin Gallegos, from Gallegos Sanitation, attended the meeting. A discussion occurred regarding the trash districting that is currently being considered by the City of Fort Collins. Levi reviewed the current contract the Association has entered into, delegating GSI as the preferred carrier in the Ridgewood Hills. Levi pointed out that the contract, signed by Board President, Mike Farrell, on June 20, 2006, has an expiration date of March 31, 2009. Levi also pointed out that the contract does not have a guaranteed rate from year-to-year. Levi did indicate that they would honor the contract at a guaranteed rate; however, they would like the Board to consider allowing GSI to raise the rate for 2008. Primarily, GSI is faced with extraordinary fuel costs that are driving the requested increase. After a brief discussion, the Board decided to have Howard negotiate a contract extension with locked or limited rates with GSI outside of this Board meeting. Howard will bring back a proposal to a future Board meeting.

Tree Pruning – A tree-pruning proposal from Swingle Tree Service was reviewed. This proposal was to structurally prune the trees on Avondale and Trilby Avenues for a total cost of \$3,850.00. After reviewing the proposal, a decision was made to postpone acting on the proposal until a future Board of Directors meeting. At that time, Roberto Avila will have complete tree survey results.

Tree Pruning General – Homeowner, Brian Ostreim, has requested that the Association commence a general pruning program throughout the interior greenbelts. This program, as requested, would prune deadwood out of trees and provide aesthetic shaping. After discussing the request, a decision was made to postpone acting upon it until Swingle can provide a detailed proposal for pruning the interior greenbelt trees as well as to allow Roberto Avila additional time to complete the surveys of the trees.

Common Area Fence Gates – The Architectural Review Committee requested that the Board discuss a request recently submitted to install a gate in the fence lines along the common area. After a brief discussion, a decision was made that the Association will amend the fence guidelines to state that installing gates in the Association-owned common area fencing will not be allowed.

Executive Session - MSI was recently asked by the Board to research reasons the Board could move into Executive Session. As a result of this research, MSI confirmed, as previously stated, that there are three definitive reasons a Board can go into Executive Session and they are:

- Contract negotiations
- Attorney/Client privileged discussions.
- Association employee matters

DR Horton Acceptance – MSI had reported that DR Horton requested the Association sign a Filing Three common area acceptance letter. After discussing this request, a decision was made to ask DR Horton to attend a future Board meeting to discuss concerns in the Filing Three common areas. Until such a meeting is arranged, the Association will not sign a common area acceptance letter for DR Horton.

Shenandoah Merger – A decision was made to table discussions regarding a merger with the Shenandoah Homeowners Association at this time.

COMMITTEE REPORTS

Treasurer Report – Board Treasurer, Howard Dimmick, briefly reviewed the current financial report. Howard indicated that all the Reserve Certificates of Deposits were appropriately invested in accordance with the Association’s policy.

Architectural Review Committee – Architectural Review Committee Chairman, Howard Dimmick, indicated that ARC Committee is currently caught up with all reviews. Two requests are pending review because the committee requested additional information.

Tree Management – Roberto Avila briefly gave an update on the progress of the tree measurements efforts. Robert will have this information plotted and available at the next Board meeting.

Covenant Amendment Committee – Committee Chairman, Jeff Pagani, informed the Board that an article has been placed in the newsletter regarding a proposed amendment. The Board requested that MSI have a proposed mail in ballot drafted and available for review at the next Board meeting.

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 - The most recent Covenant Violation Report was reviewed.

- 7039 Sedgwick Drive – The Board requested that MSI review the letter sent to the owner of this property for a non-complying shed. It was previously agreed upon by the owner that he would install wood siding over the current vinyl siding to bring the shed into compliance. MSI will report back to the Board as to the time line stated/required in the letter.

ASSOCIATION BUSINESS

Prairie Dog Barrier Fence – MSI reported that the prairie dog barrier fence recently approved to be installed in the Hudson Court detention pond has been placed on hold. Pest Rite has been having issues with the location of the fence, as it needs to run parallel with the Association's irrigation system. The best solution for this fence would be to install it on the east side of the Hudson Court detention pond privacy fence. This property does not belong to the Association. However, MSI was asked to contact the homeowners of the property to see if the fence could be installed on that property. In addition, MSI was requested to have a conversation with the homeowner of the property regarding the possibility of the Association removing the prairie dogs from the private property to the east of the of the Association's common area detention pond.

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 November 27, 2007 at 7:00 p.m. in the Loveland MSI office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:00 p.m.