

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 22, 2008

CALL TO ORDER

The meeting was called to order at 7:01 p.m. Board members in attendance were Mike Farrell, Chad Hendricks, Phil Goldstein, Howard Dimmick, and Jeff Pagani. In attendance from MSI, LLC was Russ Bartz.

APPROVAL OF PREVIOUS MINUTES

The minutes from the March 25, 2008 Board of Directors meeting were approved as written.

OPEN FORUM

Kate Brown from the Thompson School District attended the meeting to discuss speed abatement near the new Coyote Ridge Elementary School. A decision was made that Phil Goldstein would discuss with the city the installation of the fourth speed hump on Avondale Road near the school site.

COMMITTEE REPORTS

Treasurer's Report – Board Treasurer Howard Dimmick briefly reviewed the state of the Association's financials. Howard indicated the \$80,100.00 Reserve Transfer recently approved by the Board was inadvertently reporting the 2008 overall expenses as over budget. Howard recommended that the Board consider adding an offsetting entry in the amount of \$80,100.00 to the 2008 budget to correct this. A decision was made to add an offsetting entry as recommended.

Architectural Review Committee – Committee Chairman Mike Farrell reported the Committee was currently meeting weekly on Thursday evenings. As of the date of this meeting, there are no open Architectural Review Requests.

Tree Management Committee – No Tree Management Committee report was given.

MANAGER'S REPORT

Financials – The Board reviewed the Financials for the month of March. The Financials were accepted as presented.

Collection Matters – The Board reviewed the Delinquencies and took the following actions:

The owner of account #541 requested that the Association reverse \$55.74 worth of late fees and interest. After a brief discussion, a decision was made to deny the request.

The owner of account #734 requested that the Association reverse \$1,049.00 worth of late fees, interest and fines. After a brief discussion, a decision was made to deny the request.

Covenant Violations – The Board of Directors reviewed the Covenant Violation log and took the following action:

A letter from the owner of 7451 Stonington Lane was reviewed, requesting the Association allow additional time to bring a non-complying dog run installed in the rear yard into compliance. After reviewing the request, a decision was made to allow the owner 60 days to replace the non-complying dog run.

A non-complying stain color previously applied to a fence at 503 Sedgewick was discussed. A covenant violation lien had been previously filed for this violation. The owner has not responded to the request to bring this matter into compliance. A decision was made to have HindmanSanchez send another demand letter to the owner and copy the selling real-estate agent.

Ratification of Community Managers Actions – A motion was made, seconded, and carried to ratify the actions of the Community Manager outside of the Board meetings

OLD BUSINESS

- Issue: Conduct of Meeting Policy
 - Discussion/Summary: The Board reviewed a revised Conduct of Meeting Policy drafted by HindmanSanchez.
 - Board Decision: A decision was made to adopt the policy contingent upon revising the length of time an owner may speak at a Board meeting.
 - Action: The proposed policy will be edited by HindmanSanchez to allow owners to speak for 3 minutes or a length of time determined by the chair of the meeting.

- Issue: Prairie Dogs
 - Discussion/Summary: A request from the City of Fort Collins to remove the Prairie Dogs from the east bank of the Hudson Court detention pond was discussed. The city is requesting that the Prairie Dogs be removed, because they are damaging the structural integrity of the detention pond. A Committee was previously formed, which is chaired by Marta Farrell, to address the Prairie Dogs.
 - Board Decision: A decision was made to continue to have Marta attempt to contact DA Black with the City of Fort Collins, to gain further clarification regarding this matter.
 - Action: Marta will have a report for the Board at the May Board of Directors meeting.

- Issue: Eye Brow Parking Policy
 - Discussion/Summary: No discussion took place.
 - Board Decision: A decision was made to table discussions regarding this matter until the May Board of Directors meeting.

NEW BUSINESS

- Issue: Concrete Repairs
 - Discussion/Summary: A revised proposal in the amount of \$35,005.00 was reviewed from Aspen Property Maintenance for concrete repairs throughout the Community. These repairs were placed out to bid in the fall of 2007 to three contractors. The repairs were ultimately postponed, because of the approaching winter. A decision was made to expand the scope of the project to replace the entire concrete eyebrow between 6700 and 6718 Avondale Road.
 - Board Decision: A decision was made to accept the revised proposal from Aspen Property Maintenance.
 - Action: MSI, LLC will draft and execute a contract for this project.

- Issue: Fence Staining
 - Discussion/Summary: The following proposals were reviewed to stain the five foot privacy fence along the east side of the Hudson Court detention pond:

Aspen Property Maintenance	\$3,520.00
Flying Colors Painting	\$1,875.00
Wood Revival	\$1,360.00
 - Board Decision: A decision was made to accept the proposal from Wood Revival and add the portion of the Association fence that extends into six homeowner rear yards.
 - Action: MSI, LLC will execute a work order for this project.

- Issue: Community Garage Sale
 - Discussion/Summary: The Board discussed various dates to hold the 2008 Community Garage Sale.
 - Board Decision: A decision was made to hold the 2008 Community Garage Sale on June 7th. In addition, the Board made a decision to place an ad in the Fort Collins Coloradoan and the Loveland Daily Reporter Herald prior to this event.
 - Action: MSI, LLC will place the ads and make arrangements to have entrance signs installed.

- Issue: Vacant Land
 - Discussion/Summary: The Board discussed the possibility of procuring the vacant parcel of land on Trilby Avenue east of Avondale Road. This land is currently owned by Habitat for Humanity.
 - Board Decision: A decision was made to contact Habitat for Humanity to explore the possibility of such a purchase.
 - Action: Mike Farrell will contact Habitat for Humanity and report to the Board at the May Board of Directors meeting.

➤ Issue: No Dumping Sign

- Discussion/Summary: A "No Dumping Violators Will Be Prosecuted" sign was recently constructed on a vacant parcel of land south of the Community. The Board discussed that this sign was not in good taste or consistent with the Association's sign policy.
- Board Decision: A decision was made to draft a letter to the property owner explaining the Board's concerns.
- Action: Board Vice President, Chad Hendricks, will draft a letter to be reviewed by the Board and mailed to the owner of this property by MSI, LLC.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on May 26, 2008 at 7:00 p.m. in the Loveland MSI, LLC office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:50 p.m..