

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JULY 22, 2008

CALL TO ORDER

The meeting was called to order at 7:00 p.m. Board Members in attendance were Phil Goldstein, Howard Dimmick, Jeff Pagani, Roberto Avila, and Don Wells. In attendance from MSI, LLC was Russ Bartz.

AGENDA CHANGES

The Agenda was accepted as presented.

MEMBER FORUM

There were no members present at this meeting.

APPROVAL OF PREVIOUS MINUTES

The minutes from the June 24, 2008 Board meeting were approved as written.

OLD BUSINESS

- Item: Prairie Dogs
 - Discussion/Summary: Homeowner concerns regarding the prairie dogs in the Hudson Court detention pond and east of the Peaks at Ridgewood were discussed. MSI, LLC reported that the prairie dog population continues to grow, and the landscaping in the area is deteriorating.
 - Board Decision: Based on the fact that the Association has unsuccessfully attempted to find an alternative solution to the Prairie Dog issues in the Hudson Court detention pond for the past three years, a decision has been made to eradicate the Prairie Dogs after August 1, 2008 if the Prairie Dog Committee does not present an acceptable solution to the Board of Directors to remove the Prairie Dogs from the property by August 1, 2008.
 - Action: Phil Goldstein will notify the Prairie Dog Committee of this Board decision.

- Item: Habitat for Humanity Vacant Lot
 - Discussion/Summary: The Board discussed the Association's interest in acquiring this lot. Jeff Pagani informed the Board that he had researched the land's value comparables. MSI, LLC reported that Mill Brothers Landscaping offered a proposal in the amount of \$375.00 to oversee the damaged native grasses on the lot. It was discussed that it would be in the best interest of the Association to repair this damage because of the location of the lot in relation to the primary entrance into the community.

- Board Decision: A decision was made to postpone discussion regarding possibly acquiring the lot until the September Board meeting. Phil Goldstein volunteered to contact the managers of the daycare next to this lot, to see if they would be willing to contribute to the cost of the overseeding the project.
 - Action: Phil Goldstein will contact the daycare managers prior to the next Board meeting.

- Item: Landscaping Improvement Proposals
 - Discussion/Summary: Proposals from Mill Brothers Landscaping to install three planting beds in the open space near the intersection of Triangle and Matheson were reviewed. The purpose of these mulch beds would be to reduce the amount of irrigated turf in the area, which is not doing well due to the condition of the soil and the slope of the terrain.
 - Board Decision: It was decided that the solution to the problem proposed may not adequately rectify the issue. Therefore, the Board requested that Mill Brothers offer additional solutions, such as removing and amending the soil in the area and replanting new sod.
 - Action: MSI, LLC. will contact Mill Brothers Landscaping and the issue will be discussed at the August Board meeting.

- Item: Greenhouse Policy
 - Discussion/Summary: No discussion took place regarding this item.
 - Board Decision: A decision was made to postpone discussion for a future Board meeting.
 - Action: MSI, LLC will add this item to the August Board meeting.

- Item: Monument Sign
 - Discussion/Summary: Proposals from DaVinci Sign were reviewed to replace the existing monument signs.
 - Board Decision: A decision was made to ask DaVinci Signs to prepare an additional proposal, which included ground level uplighting, rather than back lit neon lighting.
 - Action: MSI, LLC will contact DaVinci Signs with this request.

- Item: Association Fence Stain Color
 - Discussion/Summary: No discussion took place regarding this item.
 - Board Decision: A decision was made to postpone discussion for a future Board meeting.
 - Action: MSI, LLC will add this item to the August Board meeting.

- Item: Dumpster Day
 - Discussion/Summary: Due to the success of the Association's annual Dumpster Day, a decision was previously made to add a second Dumpster Day annually in the fall.
 - Board Decision: The second Dumpster Day will be in conjunction with the Fall Adopt-A-Street.

Action: MSI LLC will schedule this with Gallegos Sanitation once the Adopt-A-Street date has been selected.

NEW BUSINESS

- Item: Board Elections
 - Discussion/Summary: There are two open seats on the Ridgewood Hills Master Association Board and two seats on the Ridgewood Hills Recreation Association Board.
 - Board Decision: A meeting of the Delegates will be held in conjunction with the September Board meeting for the purpose of filling these open Board seats.
 - Action: MSI, LLC will send notice to the Ridgewood Hills Delegates.

- Item: Tree Replacements
 - Discussion/Summary: Proposals from Mill Brothers Landscaping and Swingle Lawn and Tree Care for tree replacements throughout the community were reviewed.
 - Board Decision: A decision was made to accept the proposal from Swingle Lawn and Tree Care. It was also decided that Swingle would be asked to plant 50% of the trees in the proposal now and 50% in the spring of 2009.
 - Action: MSI, LLC will issue a work order and Roberto Avila will work with Sam Harrison of Swingle to identify which trees will be planted now and which ones will be planted in the Spring of 2009.

- Item: Concrete Repairs
 - Discussion/Summary: MSI, LLC reported that Aspen Maintenance has discovered that the previously approved concrete eye brow replacement, which was bid at a 4 inch depth, needed to be replaced to a depth of 6 inches. The cost for this additional concrete will be approximately \$5,000.00.
 - Board Decision: A decision was made to accept this revision to the original proposal.
 - Action: MSI, LLC will revise the work order

- Item: Concrete Installations
 - Discussion/Summary: Proposals from Concrete Connections were reviewed. To install a speed hump on Avondale Road in front of the Coyote Ridge Elementary School and a pedestrian sidewalk west of the school through the Association property, the cost of the speed hump is \$7,228.00, and the cost of the sidewalk is \$2, 745.00.
 - Board Decision: A decision was made to contract with Concrete Connections, with a stipulation that the quality of the speed hump meets or exceeds the existing speeds humps currently installed in the community. In addition, the project must be completed prior to August 26, 2008.
 - Action: MSI, LLC will issue work orders for these projects.

- Item: Neighborhood Night Out Signs
 - Discussion/Summary: A request from the Neighborhood Night Out Committee for the Master Associaton to purchase banners was reviewed.

- Board Decision: The Board decided not to grant this request and asked the Committee to utilize a portion of the funds previously approved for the Neighborhood Night Out Event to purchase these signs.
- Action: MSI, LLC will inform the Committee.

COMMITTEE REPORTS

Treasurer's Report – Committee Chairman, Howard Dimmick, gave a brief report regarding the state of the Association's Reserve investments.

Adopt-A-Street Committee – No report was given.

Architectural Review Committee – No report was given.

Tree Management Committee – No report was given.

MANAGER'S REPORT

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

Collection Matters – The Board of Directors reviewed the Delinquencies and took the following actions: The owner of account number 707 requested that the late fees and interest assessed to the account be reversed and the Association enters into a payment plan of \$25.00 per month. After discussing the request, a decision was made to accept the offer of a payment plan and defer a decision regarding reversing the late fees and interest until December 2008.

Covenant Violations – The most recent Covenant Violation Log and Statistic Report was reviewed.

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 meetings.

Association Business – MSI, LLC reported that Mill Brothers Landscaping has mowed the natural areas in their entirety. The Board previously instructed Mill Brothers to mow a 10-foot buffer along walks and homeowner property lines. Mick Sage, with Mill Brothers, apologized for this error and agreed to provide some overseeding in the natural areas at no cost to the Association.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be August 19, 2008 at 7:00 p.m. in the Loveland MSI, LLC office.

ADJOURNMENT

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