

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**AUGUST 26, 2008**

### **CALL TO ORDER**

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

### **AGENDA CHANGES**

The Agenda was accepted as presented.

### **MEMBERS FORUM**

There were no members present at this meeting.

### **APPROVAL OF PREVIOUS MINUTES**

The minutes from the July 22, 2008 meeting were approved with the following changes:

Old Business - Item: Prairie Dogs - Board Discussion: add "Prairie Dog" in front of the word "Committee" in two places.

### **OLD BUSINESS**

- Item: Habitat Land
  - Discussion/Summary: The possibility of purchasing a vacant lot located in the Community currently owned by Habitat for Humanity was discussed.
  - Board Decision: An article will be placed in the next newsletter regarding the possibility of such a purchase.
  - Action: Phil Goldstein will draft an article for publishing.
  
- Item: Landscaping Improvements
  - Discussion/Summary: Three landscaping improvement proposals submitted by Mill Brothers Landscaping were reviewed to eliminate dry turf in the Association's green belt near Matheson and Triangle.
  - Board Decision: The opinion of the adjacent owners will be solicited before taking any action regarding this matter.
  - Action: Board members in attendance agreed to ask Board member Chad Hendricks to facilitate discussions with homeowners who live adjacent to the green belt.

- Item: Green House Policy
  - Discussion/Summary: No discussion took place regarding this issue.
  - Board Decision: The item was tabled for a future Board meeting.
  - Action: MSI, LLC will add this item to the September Board meeting Agenda.
  
- Item: Monument Signs
  - Discussion/Summary: Proposals for DaVinci Signs were reviewed to replace the two monument signs recently vandalized at the intersection of Avondale and Trilby Roads.
  - Board Decision: An article will be placed in the next newsletter regarding the proposed designs which have been posted on the Association's website.
  - Action: Phil Goldstein will draft an article for publishing.
  
- Item: Fence Stain Colors
  - Discussion/Summary: No discussion took place regarding this issue.
  - Board Decision: The item was tabled for a future Board meeting.
  - Action: MSI, LLC will add this item to the September Board meeting Agenda.
  
- Item: Political Sign Policy
  - Discussion/Summary: A policy formally drafted by HindmanSanchez, which was previously approved by the Board, was reviewed.
  - Board Decision: The policy was adopted as drafted.
  - Action: MSI, LLC will have the policy posted on the Association's website.

## **NEW BUSINESS**

- Item: Roof Material
  - Discussion/Summary: Mike Farrell discussed a request from a homeowner for the Association to adopt manufacturer's standard roof products and colors for the Association. If adopted, owners using these specific products and colors would not need to submit a Design Review Request prior to re-roofing their houses.
  - Board Decision: The item was tabled for a future Board meeting.
  - Action: MSI, LLC will have the policy posted on the Association's website.
  
- Item: Landscaping Self Help
  - Discussion/Summary: MSI, LLC reported that several owners requested the Association to exercise the recently adopted Self Help Provision in the Covenants to address the landscaping maintenance of foreclosed and abandoned homes. Specifically, the need for irrigation was discussed on these properties.
  - Board Decision: In order to provide irrigation water to the abandoned homes landscaping, the Association will reimburse a neighboring property owner up to \$30.00 per month to water the turf of these homes.
  - Action: MSI, LLC will inform the neighboring property owners of the abandoned homes in the Community of this decision.

➤ Item: Hold Harmless Agreement

- Discussion/Summary: The owners of 608 Stoneham Court submitted a Design Review Request to install smaller welded wire on the Association's fence, which separates their rear yard from the Association's common area. According to the owners, the smaller fencing is a reasonable request to keep their child who has special needs from climbing the larger welded wire currently installed. The Board previously requested that HindmanSanchez draft a Hold Harmless Agreement, which would be used as a condition of approval for the Design Review Request.
- Board Decision: After reviewing the Hold Harmless Agreement, a decision was made to approve the Design Review Request contingent upon the owner signing the agreement.
- Action: Mike Farrell signed the agreement on behalf of the Board, and MSI, LLC will forward it on to the property owners for their signature.

## **COMMITTEE REPORTS**

Treasurer's Report – Howard Dimmick reported that a Reserve Fund CD would be maturing on September 7, 2008. Howard indicated that the bank currently holding the CD is offering a roll over interest rate of 4.0% for a term of one year. After a brief discussion, a decision was made to accept this offer and roll the CD over for one year.

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

Architectural Review Committee – Mike Farrell offered a brief report on behalf of the Architectural Review Committee. Mike requested that an agenda item be placed on the next Board meeting agenda to rotate members of the Architectural Review Committee.

Tree Management Committee – No report was given.

## **MANAGER'S REPORT**

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

The 2007 audit prepared by Dix, Barrett, and Stiltner was reviewed. Howard Dimmick, on behalf of the Board, signed a letter of confirmation regarding the audit.

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

Unit #729 – HindmanSanchez submitted a letter to the Board informing them that they have been unable to serve lawsuit papers to the owners of this property for the delinquent account. The property is currently abandoned. The letter explained the Association's option of Foreclosure and Receivership. After reviewing these options, the Board decided to take no action at this time.

Covenant Violations – The Board of Directors reviewed the Covenant Violation Report and took the following actions:

Unit #448 - The owner of this property requested that the Association reverse the fines recently assessed to their account. The fines were assessed for storing a portable basketball hoop in the street. According to the owner, due to a recent divorce, they did not have the ability to move the basketball hoop. A decision was made to reverse fifty percent of the fines assessed.

Association Business – MSI, LLC provided a brief update on the concrete repairs underway in the Community. The City of Fort Collins has agreed to install the required signage and striping for the newly installed speed hump on Avondale Road.

In addition, MSI, LLC informed the Board that all seven Delegates responded that they would be able to attend a meeting of the Delegates to be held on September 23, 2008 at 6:45 p.m. in the Loveland MSI office. The purpose of this meeting will be to elect two members to the Master Association Board and two members to the Recreation Association Board.

Ratification of Community Manager's Actions – The actions of the Community Manager outside of the Board meetings were ratified.

#### **NEXT MEETING DATE, TIME & LOCATION**

The next meeting will be held on September 21, 2008 at 6:45 p.m. at the Loveland MSI, LLC office.

#### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 7:45 p.m.