

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**SEPTEMBER 23, 2008**

### **CALL TO ORDER**

The meeting was called to order at 8:10 p.m. Board Members in attendance were Mike Farrell, Phil Goldstein, Howard Dimmick, Jeff Pagani, Roberto Avila, and Don Wells. In attendance from MSI, LLC was Russ Bartz.

### **AGENDA CHANGES**

The following items were removed from the agenda and tabled for a future meeting:

- Landscape Improvement Proposals
- Green House Policy
- Fence Stain Colors
- Roof Materials
- Monument Sign

### **MEMBERS FORUM**

No owners were present for the Open Forum of the meeting.

### **APPROVAL OF PREVIOUS MINUTES**

The minutes from the August 26, 2008 meeting were approved with the following change:

The meeting adjourned at 8:45 p.m.

### **OLD BUSINESS**

- Item: Habitat Land Purchase
  - Discussion/Summary: Jeff Pagani informed the Board that the owners of the land are planning to actively market the land soon.
  - Board Decision: The Board discussed the possibility of acquiring the land.
  - Action: Jeff Pagani will inform the owners that the Association is currently considering options available to the Association regarding the land. Phil Goldstein will publish an article in the next Newsletter regarding the possibility of the Association purchasing the land.

- Item: Habitat Land Renovations
  - Discussion/Summary: The Board reviewed a proposal from Mill Brothers Landscaping to seed a damaged area on this lot. The damage resulted from various vehicles using the lot to turn around on. Habitat agreed to allow the Association to undertake a seeding project. Phil Goldstein mentioned that the daycare near this lot would be willing to share the expense to seed the damaged area.
  - Board Decision: As the lot is located adjacent to the Association main entrance area, a decision was made to accept the proposal from Mill Brothers Landscaping. In addition to the seeding project, the Board authorized installing "No Vehicle Access" signs on the lot as well, provided the two (2) projects do not exceed \$1,000.00.
  - Action: MSI, LLC will issue work orders for these projects.

## **NEW BUSINESS**

- Item: Grounds Maintenance Contract
  - Discussion/Summary: Grounds maintenance proposals were reviewed from several contractors for the 2008-2011 seasons.
  - Board Decision: A decision was made to accept a proposal from Mill Brothers Landscaping.
  - Action: Mike Farrell signed the contract on behalf of the Board. MSI will forward the executed contract to Mill Brothers Landscaping.
- Item: Insurance Coverage
  - Discussion/Summary: Fireman's Fund, the Association's insurance carrier, requested that the Association sign a "Determination of Association Coverage Responsibility" statement.
  - Board Decision: After reviewing the statement, a decision was made to not sign it at this time. The Board is requesting that Fireman's Fund amend the statement, by including specifics of what Fireman's Fund will cover in the event of a loss.
  - Action: MSI, LLC will inform Fireman's Fund of the Board's decision.
- Item: Design Review Committee Rotations
  - Discussion/Summary: The current terms of the Design Review Committee were reviewed.
  - Board Decision: A decision was made that Mike Farrell and Jeff Fugate would rotate off the committee. In their place Chad Hendricks and Mike Castell will rotate on the Committee. Current member Jeff Pagani will assume the Committee Chairman position.
  - Action: Mike Farrell will inform Chad of this decision, as he was not in attendance at this meeting. MSI, LLC will make the change to the Committee Roster.

## **COMMITTEE REPORTS**

Treasurer's Report – Howard Dimmick reviewed the status of the Association's Reserve Fund Certificate of Deposits.

Adopt-A-Street Committee – Phil Goldstein announced that the fall Adopt-A-Street has been set for October 18, 2008.

Architectural Review Committee – Mike Farrell gave a brief update. The Committee has completed the review of all outstanding requests and any new request will be reviewed by the new Committee members.

Tree Management Committee – Roberto Avila informed the Board that Swingle Tree Service was in the process of planting 50 percent of the dead trees that were identified during the spring grounds walk-through.

### **MANAGER’S REPORT**

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

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

A request from the owner of Unit #488 to reverse a recent late fee and interest that was applied to his account was reviewed. Payment had been submitted and received by MSI, LLC prior to the late fee letter being received by the owner. A decision was made to grant the request and reverse the late fee and interest assessed.

The delinquent accounts for Unit numbers 198, 487, and 497 were reviewed. All of these properties were foreclosed upon by the lender. A decision was made to reverse the late fees and interest associated with the accounts and write off the remaining balance as a bad debt to the Association.

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

A letter from the owner of Unit 678 was reviewed regarding a barking dog at Unit 694. A decision was made to send a courtesy letter to the owner of Unit 694 regarding this issue.

Association Business – No further Association Business was addressed at this meeting.

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 October 28, 2008 at 7:00 p.m. at the Loveland MSI, LLC office.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:40 p.m.