

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JANUARY 27, 2009

CALL TO ORDER

The meeting was called to order at 7:10 p.m. Board Members in attendance were Mike Farrell, Phil Goldstein, Howard Dimmick, Jeff Pagani, Roberto Avila, Michael Castell and Don Wells. In attendance from MSI, LLC was Russ Bartz.

AGENDA CHANGES

There were no changes to the Agenda.

MEMBERS FORUM

No members were present.

APPROVAL OF PREVIOUS MINUTES

- The minutes from the November 25, 2008 Meeting were approved with the following change:

Old Business - Roof Material - Board Decision - Entire roof re-shingling can be completed automatically without seeking Design Review Committee approval provided that the asphalt shingles are 30-year warranted and weathered wood color from Owens Corning, CertainTeed, Tamko, or GAF. Shingle patches / repairs to existing roofs can be completed without Design Review Committee approval provided the shingle color is an exact match to the existing shingles installed on the roof.

OLD BUSINESS

- Item: Street Safety
 - Discussion/Summary: A letter drafted by Phil Goldstein and Don Wells regarding the City of Fort Collins Traffic Tamers program, which would be placed either in the next Association Newsletter or mailed to all residents as a separate mailing, was reviewed. Phil and Don requested Board approval to contact the City of Fort Collins on behalf of the Association regarding installation of additional speed humps in the Association. Specifically, the request to the City would be for them to allow the Association to install additional speed humps under the terms and requirements of a previous agreement the City had in place with the Association.
 - Board Decision: The draft of the letter was approved as written with a clarifying amendment regarding contact information listed in the letter. In addition, the Board agreed to authorize Phil and Don to approach the city regarding additional speed humps.

- Action: Phil Goldstein will finalize the letter regarding the Traffic Tamers program and contact the City of Fort Collins prior to the next Board Meeting.
- Item: Monument Sign
 - Discussion/Summary: Two monument sign designs prepared by DaVinci Signs were reviewed. The Board previously solicited input from owners in the Association through a recent newsletter article and the Association's website. The input provided by the owners was reviewed.
 - Board Decision: MSI, LLC was asked to contact DaVinci Signs and request that they prepare a third design containing the font style of the green design previously prepared, as well as the colors and construction method in the brown faux design previously prepared. A decision was made to accept this new design, provided the final cost did not exceed \$12,282.71.
 - Action: MSI, LLC will contact DaVinci Signs and request the third design be prepared. If the cost is \$12,282.71 or less, a work order will be issued for this project. MSI, LLC will forward the final drawings to the Board for review.
- Item: Fence Stain Colors
 - Discussion/Summary: Jeff Pagani presented a color spectrum of stains that he recommended the Association adopt as acceptable colors, which homeowner fences could be stained automatically without requiring Design Review Committee approval. Jeff proposed that any toner or semi-transparent stain would be acceptable if it fell within this color spectrum.
 - Board Decision: Jeff's recommendation was accepted as presented.
 - Action: Jeff will finalize the color spectrum to incorporate into the Design Guidelines and onto the Association's website.

NEW BUSINESS

- Item: Reserve Study
 - Discussion/Summary: A proposal from Association Reserves was reviewed to prepare an initial detailed 20-year Reserve Plan, which included a site visit.
 - Board Decision: The proposal was accepted as submitted.
 - Action: MSI, LLC will execute an agreement with Association Reserves on behalf of the Board.
- Item: Detention Pond
 - Discussion/Summary: MSI, LLC reported that Mill Brothers Landscaping is recommending that the Association clear cut the cattails in the bottom of the detention pond in order to clean the silt from the pond and improve the flow of drainage. In addition, Mill Brothers recommended that some of the silt be used to repair the damage caused by the prairie dogs on the banks of the pond. No firm proposal was provided by Mill Brothers Landscaping. It was estimated verbally that the cost would be approximately \$3,000.00.
 - Board Decision: The Board requested that MSI, LLC. solicit a fixed proposal from Mill Brothers Landscaping for this work.

- Action: MSI, LLC will contact Mill Brothers Landscaping and forward a fixed proposal to the Board. The Board will make a final decision via email.

COMMITTEE REPORTS

Treasurer's Report – Board Treasurer Howard Dimmick reported that a Reserve Fund Certificate of Deposit will be maturing in February of 2009. Howard will research reinvestment options available to the Association and report them to the Board at the next Board Meeting.

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 November. The Financials were accepted as presented.

Collection Matters – The Board of Directors reviewed the Delinquencies and took the following actions: A decision was made to accept the recommendation of HindmanSanchez to proceed with a Judicial Foreclosure of the Association's lien against Unit #729.

Covenant Violations – A Covenant Violation Report was reviewed. No Board action was needed at this time.

Association Business – MSI, LLC forwarded a copy of the 2009 Association Project Calendar to the Board of Directors for their review.

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

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be on Tuesday, February 24, 2009 at 7:00 p.m. in the Loveland MSI, LLC office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:50 p.m.