

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**FEBRUARY 24, 2009**

### **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. Board Members in attendance were Phil Goldstein, 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 January 27, 2009 meeting were approved as written.

### **OLD BUSINESS**

- Item: Fence Stain Colors
  - Discussion/Summary: Board member Jeff Pagani presented a stain color spectrum chart for transparent and semi-transparent exterior stains.
  - Board Decision: All homeowner fence staining must fall within the color spectrum, which was presented by Jeff. Any other colors, must be submitted and approved by the Architectural Control Committee prior to their application.
  - Action: MSI, LLC will place the Board's decision into a formal policy to be reviewed by the Board via email prior to posting the policy and the stain color spectrum chart on the Association's web-site.
  
- Item: Detention Pond Drainage
  - Discussion/Summary: A proposal from Mill Brothers Landscaping to clear cut the vegetation and remove the silt from the bottom of the Hudson Court Detention Pond was discussed.
  - Board Decision: Mill Brothers proposal was accepted pending a final evaluation by Board members Mike Castell and Jeff Pagani.
  - Action: Mike and Jeff agreed to review and prepare an evaluation of the drainage in the Detention Pond. Once the evaluation is complete, it will be emailed to the entire Board for review and comment.
  
- Item: Monument Signs

- Discussion/Summary: DaVinci Signs reported that due to City of Fort Collins sign code changes, a petition for a variance would be required to install two replacement signs at the Trilby and Avondale entrance to the community.
  - Board Decision: A decision was made to seek the variance to replace both monument signs, which were recently vandalized.
  - Action: DaVinci Signs will draft the variance which will be sent to the Board by MSI, LLC for a final review prior to submitting it to the City of Fort Collins.
- Item: Street Safety
    - Discussion/Summary: No additional discussion took place regarding this matter.
    - Board Decision: No Board decision was necessary regarding this matter.
    - Action: Phil Goldstein will draft a letter to City of Fort Collins Traffic Engineer, Steve Gilcrest, requesting that the Association be allowed to install additional speed humps under the previous agreement the Association had with the City of Fort Collins.

## **NEW BUSINESS**

- Item: Pest Control
  - Discussion/Summary: PestRite recommended adjusting the time frame for the prairie dog follow up treatments from monthly service to quarterly service in the Hudson Court Detention Pond.
  - Board Decision: The Board accepted PestRite's recommendation.
  - Action: MSI, LLC will execute a work order to have PestRite perform the first quarterly treatment in April of 2009.
  
- Item: Annual Meeting Date
  - Discussion/Summary: The Date, Time, and Location for the 2009 Annual Meeting was discussed.
  - Board Decision: The Annual Meeting of the Association will be held on April 28, 2009 at 7:00 p.m. at the Coyote Ridge Elementary School if available.
  - Action: MSI, LLC will make a reservation at the school and prepare a notice of meeting to be mailed to all members of the Association.
  
- Item: Insurance Renewal
  - Discussion/Summary: An Insurance Renewal proposal from Lockton for the MSI Master Insurance policy was reviewed. The Policy was placed out to bid to several carriers, which included AIG, CNA, Crum & Foster, Fireman's Fund, Hartford, Philadelphia, Travelers, and Zurich. Lockton made a decision to use Fireman's Fund as a carrier for the MSI Master Policy.
  - Board Decision: A decision was made to accept the MSI Master Insurance Policy renewal as proposed by Lockton.
  - Action: Board Secretary Phil Goldstein signed the renewal agreement. MSI, LLC will forward it to Lockton for processing.

## **COMMITTEE REPORTS**

Treasurer's Report – No report was given.

Adopt-A-Street Committee – Committee Chairman, Phil Goldstein, announced that this spring's Adopt-A-Street event will complete the current obligation the Association has in place with the City of Fort Collins for the event. Phil will review possible dates to schedule a spring event and announce the date at the March Board meeting.

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 January. The Financials were accepted as presented. The Board requested that MSI, LLC adjust the distribution of the monthly Grounds Maintenance payments to match the actual contract signed with Mill Brothers Landscaping.

Collection Matters – The Board of Directors reviewed the Delinquencies and took the following actions: MSI, LLC informed the Board that the owner of unit #707 has not met the terms of a previously agreed upon payment plan. A decision was made to turn the account over to HindmanSanchez for collections.

Covenant Violations – No Board action was needed at this time.

Association Business – No other Association business was addressed at this meeting.

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

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

The next meeting will be held on Tuesday, March 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 8:25 p.m.