

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**MARCH 24, 2009**

### **CALL TO ORDER**

The meeting was called to order at 7:15 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 February 24, 2009 meeting were approved as written.

### **OLD BUSINESS**

- Item: Detention Pond Drainage
  - Discussion/Summary: Board member Jeff Pagani met with Mick Sage of Mill Brothers Landscaping to gain a better understanding of a proposal to clear cut the bottom of the Hudson Court Detention Pond. Besides the clear cutting, the proposal included cleaning the silt from the concrete drain pan and filling the prairie dog holes. This proposal was ultimately approved via email by the Board. Jeff and Mick came to the conclusion that this work alone would not resolve all of the drainage issues. Therefore, Mick Sage presented two additional proposals for the Board to consider. One was to re-contour the drainage swale from the Peaks Townhomes parking lot drainage. The second proposal was to add two one hundred and sixty-foot drain lines along the detention pond hillside, below the Peaks Townhomes. The total cost of these two proposals is \$2,597.00.
  - Board Decision: The additional proposals submitted by Mill Brothers Landscaping were accepted as presented.
  - Action: MSI, LLC will issue a work order for these repairs.

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- Item: Street Safety
  - Discussion/Summary: Two letters drafted by Board members Phil Goldstein and Don Wells were reviewed. One of these letters was proposed to be sent to members of the community describing the City of Fort Collins Traffic Tamers Program. The second letter was proposed to be sent to Steve Gilcrest of the City of Fort Collins requesting that the Association be allowed to install additional speed bumps in the Community under the terms of an agreement for previously installed speed bumps.
  - Board Decision: Both letters were approved for release as proposed.
  - Action: MSI, LLC will include the letter regarding the Traffic Tamers Program with the Annual Meeting Notice mailing. In addition MSI, LLC will place the letter to Steve Gilcrest on the Association's letterhead and release it for mailing.
  
- Item: Habitat Land
  - Discussion/Summary: The Association's possible interest in procuring the vacant lot at the intersection of Trilby and Avondale, which is owned by Habitat for Humanity, was discussed.
  - Board Decision: The Board felt that it would be best to have an informal discussion with Habitat for Humanity regarding the various possibilities for this vacant lot.
  - Action: Board members Phil Goldstein and Jeff Pagani will schedule a meeting with Roger Dittus, who is the real estate agent representing Habitat for Humanity and the Director of Habitat for Humanity.
  
- Item: 2009 Annual Meeting
  - Discussion/Summary: The Board previously made a decision to set the Annual Meeting date for April 28, 2009. MSI, LLC attempted to secure Coyote Ridge Elementary School for this meeting. However, the school could not accommodate such a meeting.
  - Board Decision: The meeting will be scheduled at the Fort Collins Marriott, which is the same location as previous years.
  - Action: MSI, LLC will make this reservation.

## **NEW BUSINESS**

- Item: Design Guidelines
  - Discussion/Summary: The need to update the Association's Design Guidelines was discussed, as there have been several changes made to the Design Guidelines which were never incorporated into the current version.
  - Board Decision: A Sub-Committee of the Board will be formed for this project.
  - Action: Board members Mike Farrell, Phil Goldstein, Howard Dimmick, and Jeff Pagani agreed to form such a committee.

## **COMMITTEE REPORTS**

Treasurer's Report – Board Treasurer Howard Dimmick announced that a Reserve Fund CD currently at the New Frontier Bank would soon be maturing. Howard recommended that a new 13 month CD be opened with most of these funds at Advantage Bank in the amount of

\$86,000.00. The interest for this CD would be 4.58 percent. Furthermore, Howard recommended that the balance of the funds from the maturing New Frontier Bank CD be left at New Frontier Bank, which would have an interest rate of 3.10 percent.

Adopt-A-Street Committee – Committee Chairman Phil Goldstein announced that the Spring Adopt-A-Street has been set for May 30, 2009. In light of this announcement, the Board made a decision to schedule the Association's Dumpster Day for June 6, 2009, and the Association's Garage Sale date for June 13, 2009.

Architectural Review Committee – Committee Chairman Jeff Pagani announced that the Committee has been experiencing an increase in number of Architectural Review Requests submitted. Jeff indicated the Committee would be meeting immediately after this Board meeting to catch up with all the reviews.

Tree Management Committee – Committee Chairman Roberto Avila announced that Swingle Tree Services is on schedule to plant the replacement trees this Spring, as previously approved by the Board.

## **MANAGER'S REPORT**

Financials – The Board reviewed the Financials for the month of February, 2009. The Financials were accepted as presented.

Collection Matters – The Board of Directors reviewed the Delinquencies and took the following actions: A Chapter 7 Bankruptcy filed by the owners of Unit #145 has been discharged; the late fees and interest associated with the account prior to the filing of the bankruptcy will be reversed. Any remaining pre-bankruptcy balance will be written off as bad debt to the Association.

Covenant Violations – Unit #309 has been in covenant violation for non-compliant fence color. This matter has recently gone to court, in which the owner of the property was directed to strip and restrain the fence an approved color. The owner submitted the Design Review Request, which was unclear, so the Architectural Review Committee offered to meet with the owner to clarify the request. Committee members Jeff Pagani and Roberto Avila agreed to contact the owner and make arrangements for such a meeting.

Association Business – DaVinci Signs, through MSI, LLC, informed the Board that Peter Barns from the City of Fort Collins requested that the Board write a letter explaining how the Association can meet the criteria for a variance to the City's Land Use Code, which would allow two monument signs at the intersection of Trilby and Avondale. DaVinci requested that this be done by March 26, 2009. Due to the short notice, the Board requested that DaVinci postpone the variance hearing until May, 2009. Mike Farrell and Phil Goldstein agreed to draft the letter requested by Peter Barns in preparation for a May hearing.

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 April 28, 2009 at 6:00 p.m. just prior to the Association's Annual Meeting at the Fort Collins Marriott.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:05 p.m.