

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JUNE 23, 2009

CALL TO ORDER

The meeting was called to order at 7:49 p.m. Board Members in attendance were Mike Farrell, Phil Goldstein, Howard Dimmick, Jeff Pagani, and Michael Castell. In attendance from MSI, LLC was Russ Bartz.

AGENDA CHANGES

Web Site hosting maintenance contract renewal was added to the Agenda. The following items were removed from the Agenda and table for a future Board meeting:

Habitat Land
Design Guideline Rewrite
HB-1359

CONTRACTORS REPORT

No Contractor Reports were given at this meeting.

MEMBERS FORUM

Kent Loehr, the owner of 514 Sedgewick Dr., discussed concerns he had with Mill Brothers Landscaping regarding trimming and general clean up of the common area behind his home.

Lynette Dunn, the owner of 7557 Triangle Dr., discussed concerns with the Association's policy to maintain the Natural Areas, specifically the intent to allow the grasses to grow tall in an effort to allow them to reseed themselves prior to mowing.

APPROVAL OF PREVIOUS MINUTES

The minutes from the May 26, 2009 meeting were approved with the following changes.

Committee Reports – Treasurer's Report - add: Howard informed the Board that the FDIC returned 2 Certificates of Deposit to the Association from The New Frontier Bank. Of these funds, \$96,432.41 was reinvested at the Public Service Credit Union in the form of a 60-month Certificate of Deposit, which yields 3.4%, and \$13,818.92 was reinvested at the Public Service Credit Union in the form of a 36-month Certificate of Deposit, which yields 2.55%. In addition, \$5.00 was used to open the account.

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Manager's Report – The owner of 706 Hillrose Ct.....A Board decision was made.....
Provided the account is brought current by July 1, 2009.

OLD BUSINESS

- Item: 20-Year Reserve Plan
 - Discussion/Summary: Projects identified for 2009 by Association Reserves were discussed.
 - Board Decision: A decision was made to solicit proposals to seal coat the 6612 Avondale private drive, as well as make necessary curb and gutter repair in the same area. In addition, proposals will be solicited to remove and replace the concrete eyebrow identified as in need of replacement by Association Reserves.
 - Action: MSI, LLC will have proposals for the Board to review at the August Board meeting.

- Item: Speed Hump Legal Opinion
 - Discussion/Summary: The possibility of seeking a legal opinion from HindmanSanchez regarding the reply form the City of Fort Collins in response to the Association's request to install additional speed humps was discussed.
 - Board Decision: MSI, LLC was requested to engage Melissa Garcia of HindmanSanchez to draft an opinion for the Board of Directors to review.
 - Action: MSI, LLC will engage HindmanSanchez.

NEW BUSINESS

- Item: Native Area Weed Control
 - Discussion/Summary: A letter regarding excessive weeds in the Natural Areas from the City of Fort Collins was reviewed. The letter explained that the Natural Areas need to be kept mowed below 12" and the noxious weeds be chemically controlled. The Board of Directors reviewed a proposal from Precision Industrial Applicators to chemically control weeds in the Natural Areas.
 - Board Decision: The proposal submitted by Precision Industrial Applicators was accepted as presented. In addition, Mill Brothers Landscaping was asked to mow the Natural Areas in their entirety.
 - Action: MSI, LLC will issue order a work order to Precision Industrial Applicators. Mick Sage of Mill Brothers Landscaping will direct the mowing crews to address mowing the Natural Areas as soon as possible. MSI, LLC will contact the City of Fort Collins and inform them of the Association's action plan to address the City's concerns.

- Item: Web Site
 - Discussion/Summary: Proposals from DSC Consulting were reviewed to renew the Association's domain name and host the Association's web site.
 - Board Decision: The proposals were accepted as presented.
 - Action: Howard Dimmick will contact DSC Consulting and notify them of the Board's decision and request that they send an invoice to MSI, LLC for their services.

COMMITTEE REPORTS

Treasurer's Report – Howard Dimmick briefly reviewed the Certificate of Deposit Reserve Fund Investment. The next Reserve Fund Certificate of Deposit to mature will be on October 2, 2009.

Adopt-A-Street Committee – No report was given, however, a decision made via email to purchase \$25.00 gift certificates from Jax of Loveland to be sent to each family who participated in the Spring 2009 Adopt-A-Street was ratified.

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 May 2009. The Financials were accepted as presented.

Collection Matters – The Board of Directors reviewed the Delinquencies and Legal Collection Reports. No Board action was needed.

Covenant Violations – The Board of Directors briefly reviewed Covenant Violation Reports.

It was noted that the owner of 726 Hillrose Ct. had installed a concrete sidewalk and expanded their driveway without Architectural Review Committee approval. However, a request has since been submitted, which is currently under review by the Committee. A decision was made to address this matter after the Committee makes a final decision regarding the request.

531 Adalia Ct. has been in covenant violation for bright lights in the rear yard. Complaints have been received from neighboring properties. The owner contacted MSI, LLC indicating that the lights were not going to be removed or turned off at night. Mike Farrell indicated he would investigate the complaints at night and update the Board at a future meeting.

Association Business – The Board of Directors requested that MSI, LLC contact the pastor of the Day Spring Christian Church regarding debris recently left behind in an Association common area as a result of a youth group activity.

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 August 11, 2009 at 7:00 p.m. at MSI, LLC Loveland office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:30 p.m.