

RIDGEWOOD HILLS MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

August 11, 2009

CALL TO ORDER

The meeting was called to order at 6:52 p.m. Board Members in attendance were Mike Farrell, Howard Dimmick, Phil Goldstein, Jeff Pagani, and Michael Castell. In attendance from MSI, LLC was Russ Bartz.

AGENDA CHANGES

The following items were removed from the Agenda and tabled for another meeting.

- Trash contract
- Exterior home painting

CONTRACTORS REPORT

No contractors were present at this meeting.

MEMBERS FORUM

No members were present at this meeting.

APPROVAL OF PREVIOUS MINUTES

The minutes from the June 23, 2009 meeting were approved with the following change:

Manager's Report – Covenant Violations - change “531 Adalia” to “531 Idalia.”

OLD BUSINESS

- Item: Design Guidelines
 - Discussion/Summary: The progress of the Design Guideline rewrite was reviewed.
 - Board Decision: The Board of Directors will provide red lined suggestions to the existing Design Guidelines and provide them to the Committee working on the project for inclusion in a revised document.
 - Action: Mike Farrell will prepare a draft of the Design Guideline rewrite for the Board to review in detail at the next Board meeting.
- Item: Speed Humps

- Discussion/Summary: A written opinion by Melissa Garcia of HindmanSanchez regarding the City's requirement for the Association to conduct a new petition in order to install additional speed humps was reviewed.
- Board Decision: Phil Goldstein will meet with the City Traffic Division to discuss the requirement to conduct a new petition in an effort to understand the process, and the City's philosophy for requiring a second petition. The Association will not pursue a second petition at this time.
- Action: Speed Abatement measures in general will be added to the Agenda of the next Board meeting.

NEW BUSINESS

➤ Item: HB1359

- Discussion/Summary: MSI, LLC briefly reviewed the requirements needed to be met to be compliant with HB1359. Specifically, one of the requirements is that the Association adopt a ninth reasonable governance policy. This policy is to address the Association's Reserve Plan.
- Board Decision: HindmanSanchez will be engaged to draft a Reserve Plan Policy for the Association, as well as modify the existing investment policy to be compliant with the provisions of HB1359.
- Action: MSI, LLC will engage HindmanSanchez.

➤ Item: Concrete Projects

- Discussion/Summary: The following proposals from Concrete Connections were reviewed.
 - Hudson Court Detention Pond Trip Hazard
 - Holyoke Court Trip Hazard
 - 6612 Avondale Private Drive Curb, Gutter, and Sidewalk repairs
 - 7202 -7220 Avondale Private Driveway replacement
- Board Decision: A decision was made to accept the proposal for the first three items listed above. The private driveway replacement will be delayed until 2010 or possibly 2011.
- Action: MSI, LLC will issue a work order for the projects approved.

➤ Item: Asphalt Seal Coating

- Discussion/Summary: Proposals from Rocky Mountain Pavement, Colorado Asphalt Inc., and Coatings Inc. to remove damaged asphalt, crack fill, and seal coat the private road servicing the 6612 Avondale units and parking circle were reviewed.
- Board Decision: The proposal in the amount of \$17,100.00 from Coatings, Inc. was accepted.
- Action: MSI, LLC will issue a work order for this project.

➤ Item: Community Involvement

- Discussion/Summary: Member concerns regarding complacency in community events were discussed.

- Board Decision: A sub-committee to investigate additional avenues to gain community involvement other than Adopt A Street and the Neighborhood Night Out events, will be formed and chaired by Phil Goldstein.
- Action: The Committee will provide a report at the Annual Meeting in April regarding this matter.

COMMITTEE REPORTS

Treasurer's Report – Howard Dimmick briefly reviewed the Certificate of Deposit Reserve Fund Investment. Due to the need to pay for concrete and asphalt projects, the Certificate of Deposit maturing in October will not be renewed. The funds will be deposited into the US Bank Reserve Fund account. The next Certificate of Deposit maturing will be in March of 2010.

Adopt-A-Street Committee – No report was given.

Architectural Review Committee – The Architectural Review Committee discussed a project completed at 6736 Flagler prior to Committee approval. The Board of Directors made a decision to assess a \$25.00 fine for this violation subject to the owner's right to a hearing.

Tree Management Committee – No report was given.

MANAGER'S REPORT

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

Collection Matters – The Board of Directors reviewed the Delinquencies and Legal Collection Reports. As a result of this review, it was noted that 436 Idalia Dr. has a considerable delinquent amount, which equals one fifth of the Association's total delinquencies.

The property at 403 Peyton Dr. has been sold through public sale as a result of a public trustee foreclosure. The previous owner balance owed to the Association is \$612.95. The Board of Directors made a decision to write off this balance as Bad Debt owed to the Association.

Covenant Violations – A current Covenant Violation Report was briefly reviewed.

Association Business – No other Association Business was discussed 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 September 22, 2009 at 7:00 p.m. at the MSI, LLC's Loveland Office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:35 p.m.