

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

September 22, 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, and Michael Castell. In attendance from MSI, LLC was Russ Bartz.

AGENDA CHANGES

No changes were made to the Agenda.

CONTRACTOR REPORTS

No contractors were present.

MEMBERS FORUM

No members were present.

APPROVAL OF PREVIOUS MINUTES

The minutes from the August meeting were approved with the following changes:

- NEW BUSINESS – Community Involvement – Board Decision – Change “**shared**” to “**chaired**”.
- ADJOURNMENT – Change “**7:35**” to “**8:35**”.

OLD BUSINESS

- Item: Trash Collection Contract
 - Discussion/Summary: Changes to the City of Fort Collins Pay as You Throw Trash Ordinance were reviewed. It was reported that these changes could potentially affect the current contract the Association has with Gallegos Sanitation.
 - Board Decision: Levi Gallegos will be invited to the next Board meeting to discuss this issue.
 - Action: MSI, LLC will contact Levi and request that he attend the October Board meeting.

- Item: Design Review Guidelines
 - Discussion/Summary: Mike Farrell briefly updated the Board regarding the progress of the Design Guideline rewrite. Mike requested that each member of the Board type up a section of the current Design Guidelines in Word format, which will make editing the Design Guidelines easier.
 - Board Decision: The Board agreed to grant Mike's request.
 - Action: Mike will break down the current Design Guidelines and assign specific sections to be retyped by individual Board members.

- Item: Speed Abatement
 - Discussion/Summary: Phil Goldstein reported that Don Wells and he have not yet approached the City of Fort Collins regarding the Board's feelings regarding the requirement to re-petition the community to install additional speed humps. Phil also reported that Charles Griffin had checked out the radar gun from the City of Fort Collins Traffic Tamers Program.
 - Board Decision: No Board Decision was needed at this time.
 - Action: No Board action was needed at this time.

NEW BUSINESS

- Item: Association Fence Stain Color
 - Discussion/Summary: MSI, LLC presented two fence pickets containing several stain color samples for the Board to consider. Howard Dimmick volunteered to apply an additional stain color sample to the fence pickets for consideration.
 - Board Decision: The Board agreed to review the color, which Howard will be applying.
 - Action: Howard will place a stain sample on the fence pickets and make them available for the Board to review.

- Item: Architectural Control Committee Policy
 - Discussion/Summary: The Board discussed possible revisions to the Policy. The Architectural Review Committee requested that they be allowed to look into this issue further at a committee meeting and make recommendations for the Board to consider.
 - Board Decision: The request of the Committee was granted.
 - Action: The Committee will review the Policy at their next meeting and will present recommended policy changes to the Board prior to the next Board meeting. MSI, LLC will provide a sample policy from another community for the Committee to review.

- Item: 2010 Budget
 - Discussion/Summary: The preliminary 2010 Budget, which is currently being prepared by MSI, LLC was briefly discussed.
 - Board Decision: The annual contribution to the 20-Year Reserve Plan as defined in the report recently completed by Association Reserves will be included in a preliminary 2010 Budget.
 - Action: MSI, LLC will finalize the preliminary draft of the Budget for the Board to review prior to the next Board meeting.

COMMITTEE REPORTS

Treasurer's Report – Treasurer Howard Dimmick provided a brief Treasurer's Report. A Reserve Fund CD will be maturing on September 29th. The funds from this CD will be deposited into the Reserve Fund cash accounts. This will provide sufficient available cash upon the completion of the concrete and asphalt repairs, which are currently underway.

Adopt-A-Street Committee – Committee Chairman Phil Goldstein announced that the Fall Adopt-A Street event has been set for October 17, 2009. Due to there not being a need to distribute a full newsletter at this time, Phil requested that the Board support mailing either an individual flyer or a post card announcing the event. In addition, it was mentioned that placing banners at the three entrances to the community would help inform the Members of the event. The Board supported these requests.

Architectural Review Committee – Committee Chairman Mike Castell reviewed an Architectural Review Request submitted by Bryan Ostreim, the owner of 551 Jansen Dr., to install a fence gate into the Association's fence, which would allow access to the common area. After a brief discussion, the Board disapproved the request based on a previous Board decision not to allow Members to make alterations of Association fencing.

Tree Management Committee – Committee Chairman Roberto Avila announced that he would be taking annual measurements of the trees throughout the community during the month of October.

MANAGER'S REPORT

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

Collection Matters – The Board of Directors reviewed the Delinquencies and took the following actions:

436 Idalia Dr. – If feasible, as recommended by HindmanSanchez, a Judicial Foreclosure of the Association's lien against this property will be sought.

Covenant Violations – A current Covenant Violation Report was reviewed. MSI, LLC announced that Ned Nikolov, the owner of 6736 Flagler, is requesting a hearing regarding a violation for making exterior improvements without Architectural Review Committee approval. The hearing was scheduled for the October Board of Directors meeting.

Association Business –

Grounds Improvement – MSI, LLC presented a proposal from Mill Brothers Landscaping to install perennials in a mulch bed at the center of the #1 common drive way. A decision was made to accept the proposal.

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 on October 27, 2009 at 7:00 p.m. at the MSI, LLC Loveland office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:10 p.m.