

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

October 27, 2009

CALL TO ORDER

The meeting was called to order at 7:10 p.m. Board Members in attendance were Mike Farrell, Phil Goldstein, Jeff Pagani, Roberto Avila, Michael Castell, and Don Wells. In attendance from MSI, LLC was Russ Bartz.

AGENDA CHANGES

The following items were removed from the Agenda and tabled for a future Board meeting:

Old Business – Design Guidelines
 Speed Humps
 Trash Contract

CONTRACTORS REPORTS

No Contractors were present.

MEMBERS FORUM

Ned Nikolov of 6736 Flagler attended the meeting for a hearing regarding a covenant violation for commencing exterior improvement prior to receiving Architectural Review Committee approval. Ned requested that the \$25.00 fine not be assessed for the violation, as Ned said he was unaware of the process and he viewed the improvements as emergency repairs due to the fact his front porch was settling and pulling the roof line down. The Board informed Ned that they would discuss the matter later in the Agenda and provide a decision within ten days.

APPROVAL OF PREVIOUS MINUTES

The minutes from the September 22, 2009 meeting were approved as written.

OLD BUSINESS

- Item: 2010 Proposed Budget
 - Discussion/Summary: A 2010 Proposed Budget prepared by MSI, LLC, which included a \$40.00 per unit per year assessment increase, was reviewed. The primary

contributing factor to the proposed assessment increase is due to 2010 contributions to Reserves. This contribution was based upon a recommendation from Association Reserves because of 20-Year Reserve Plan Association Reserves prepared for the Association.

- Board Decision: In an effort to minimize the proposed assessment increase, the Board adopted the proposed Budget, but reduced the proposed assessment increase to \$20.00 per unit per year. In addition, a decision was made to underfund the 2010 Reserve Plan contribution by \$16,740.00.
- Action: MSI, LLC will make the changes to the adopted 2010 Budget. MSI, LLC will also prepare a Budget Ratification Notice to be sent to the Association's Delegates, which will include a Summary of the Board adopted 2010 Budget.

- Item: Association Fence Stain Colors
 - Discussion/Summary: Fence stain samples previously applied to a section of Association fencing were discussed.
 - Board Decision: Behr Transparent #500 Exterior Stain was selected as a standard stain color to be used on all Association owned fencing.
 - Action: MSI, LLC will direct the contractors to use this stain. Board Secretary Phil Goldstein will include an article in the next newsletter informing all Association members of this decision.

- Item: Covenant Violation Policy
 - Discussion/Summary: A proposed amendment to the Covenant Violation Policy recommended by the Architectural Review Committee was discussed. Specifically, the recommended amendment applies to the provision in the Policy regarding failing to seek Committee approval prior to commencing exterior improvements.
 - Board Decision: A decision was made to have Phil Goldstein redraft the Policy as discussed and have HindmanSanchez review the Policy prior to formal Board adoption. Board President Mike Farrell requested that it be noted in these minutes that he was not in favor of the proposed Policy Amendment recommended by the Architectural Review Committee.
 - Action: Phil will prepare a draft of the proposed Policy Amendment in preparation for review by HindmanSanchez and final Board adoption at the next Board meeting.

NEW BUSINESS

- Item: Filing One Drainage Issues
 - Discussion/Summary: Two drainage issues have recently been reported in the Detention Pond near the northeast most corner of the community. One of the drainage issues is causing irrigation run off to flow towards a building in the Ridgewood Hills Village. The second drainage issue was causing water to pool in the Ridgewood Hills Village parking area. A proposal from Mill Brothers Landscaping to alleviate the first issue and a proposal from Concrete Connections to alleviate the second issue were reviewed.
 - Board Decision: A decision was made to accept both proposals as reviewed.

- Action: MSI, LLC will issue work orders as appropriate.
- Item: Irrigation Controllers
 - Discussion/Summary: A proposal from Mill Brothers Landscaping to upgrade two controllers in Filing 1 was reviewed. Mill Brothers Landscaping reported that these controllers were failing and no longer provided sufficient capacity to water the Association's turf in Filing 1 efficiently.
 - Board Decision: The proposal was accepted as reviewed.
 - Action: MSI, LLC will issue a work order for these controller replacements.
- Item: Reserve Plan Policy
 - Discussion/Summary: A Policy prepared by HindmanSanchez in order for the Association to be compliant with HB1359 was reviewed.
 - Board Decision: The Policy was adopted as reviewed.
 - Action: Mike Farrell will sign the Policy on behalf of the Association. MSI, LLC will post the signed Policy on the Association's web site.
- Item: Investment Policy
 - Discussion/Summary: An Amendment to the Association's Investment Policy in order to bring the Association in compliance with HB1359, which was prepared by HindmanSanchez, was reviewed.
 - Board Decision: The Policy Amendment was adopted as reviewed.
 - Action: Mike Farrell will sign the Policy on behalf of the Association. MSI, LLC will post the signed Policy on the Association's web site.
- Item: Pet Waste
 - Discussion/Summary: Don Wells requested that the Association consider contracting with a pet waste removal company to clear pet waste from the Association's common areas.
 - Board Decision: The Board empowered Don to investigate options offered by a company Don is familiar with.
 - Action: Don will contact this company and report to the Board at the next Board meeting.

COMMITTEE REPORTS

Treasurer's Report – No report was given.

Adopt-A-Street Committee – Committee Chairman Phil Goldstein informed the Board that the recent Adopt-A-Street event was successful. Phil requested that the Board approve purchasing a \$25.00 Jax Surplus gift certificate to be given to each member who participated in the event. The Board approved the request.

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 September, 2009. The Financials were accepted as reviewed.

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

5036 Sedgewick Dr. – Jesus Garcia requested that the Board consider reducing the amount of money he owed to the Association, as a result of a covenant enforcement matter. Jesus said he would be willing to pay the Association a portion of the balance due in one payment if the Board removed the remaining balance. After a brief discussion, the Board decided not to grant this request.

Covenant Violations –

The comments and request presented by Ned Nikolov earlier in this meeting not to assess a \$25.00 fine were discussed. The Board took a vote amongst the Board as to whether the request should be granted. Because of that vote, two Board members were in favor of and two against granting the request. By this point in the meeting, members Don Wells and Roberta Avila had left the meeting. Due to the tie vote, no decision was made. MSI, LLC was asked to inform Ned that the Board will continue the matter until the November Board meeting.

542 Yuma – This property has been in covenant violation for landscaping maintenance for most of the summer. A lender has recently completed a public trustee foreclosure on the property. Due to the circumstances and the end of the landscape maintenance season, a decision was made to extend the compliance deadline to March 1, 2010.

Association Business – No further 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 scheduled meeting will be a meeting of the Delegates to ratify the Association's adopted 2010 Budget. This meeting will be held on November 24, 2009 at 6:30 p.m. in the Loveland MSI, LLC office.

The next Board of Directors meeting is scheduled for Tuesday, November 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 9:35 p.m.