

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

November 24, 2009

CALL TO ORDER

The meeting was called to order at 6:40 p.m. Board Members in attendance were Mike Farrell, Howard Dimmick, Jeff Pagani, and Michael Castell. Board member Don Wells participated in the meeting via a telephone conference call. 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 – Pet Waste
 Design Guidelines
 Speed Humps
 Covenant Enforcement Policy (Architectural Control)

The following item was removed from the Agenda, as the issue has been resolved with Gallegos Sanitation outside of the Board meeting,

New Business – Trash Collection Invoice

A Board member request to revisit the Board's adoption of the proposed 2010 Budget in October was discussed. This issue was added to the Agenda as an Old Business item.

CONTRACTORS REPORTS

Levi Gallegos of Gallegos Sanitation attended the meeting to discuss the changes made to the City of Fort Collins' "Pay-As-You Throw" Trash Collection Ordinance. Specifically, Levi discussed why Gallegos feels the ordinance changes prohibit them from honoring the current preferred trash collection agreement Gallegos has with the Association. Levi agreed to show the agreement to the City of Fort Collins to see if it can be honored. If it cannot, Gallegos agreed to draft a new agreement for the Board to consider.

MEMBERS FORUM

No members were present.

APPROVAL OF PREVIOUS MINUTES

The minutes from the October 27, 2009 meeting were approved as written.

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OLD BUSINESS

- Item: 2010 Board adopted Budget
 - Discussion/Summary: The 2010 Budget, which was adopted by the Board at the October Board meeting, was discussed. Specifically, the Board was considering whether to reconsider the decision made in October to adopt the Budget.
 - Board Decision: A motion was made by Howard Dimmick and seconded by Don Wells to adopt the Budget as previously decided upon in October. The motion passed with five members voting in favor of it and one opposed.
 - Action: The meeting was temporarily adjourned at 7:29 p.m. to accommodate a previously scheduled Delegate meeting. The meeting was called back to order at 8:05 p.m.

- Item: Association Fence Stain
 - Discussion/Summary: A previous Board decision to use Behr Transparent #500 Exterior Stain was revisited. Howard Dimmick recommended that a semi-transparent stain be used, which could be matched to the Behr #500 color.
 - Board Decision: A semi-transparent stain, manufactured by Sikkens and matched to the Behr #500 color, will be used for Association owned fencing.
 - Action: MSI, LLC will coordinate this decision with the contractors.

- Item: Trash Contract
 - Discussion/Summary: No discussion, other than that of which took place during the open forum section of this meeting, took place.
 - Board Decision: No decision regarding this item took place.
 - Action: The Board agreed to act upon this issue via email based upon the information Levi Gallegos receives from the City of Fort Collins.

NEW BUSINESS

- Item: 2008 Audit
 - Discussion/Summary: An Audit prepared by Dix Barrett and Stiltner was reviewed.
 - Board Decision: The Audit was accepted as reviewed.
 - Action: Board Treasurer Howard Dimmick signed a letter of representation. MSI, LLC will post the Audit on the Association's web site.

COMMITTEE REPORTS

Treasurer's Report – Board Treasurer Howard Dimmick briefly reviewed the Association's Reserve Fund investments. Howard mentioned the next Certificate of Deposit will be maturing in March of 2010.

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

Architectural Review Committee – Committee Chairman Michael Castell reviewed a request from the owner of 503 Sedgewick Dr. to re-stain a perimeter fence. This request was the result

of a court ordered directive to resolve a covenant violation matter. It is unclear whether the fence is ready for re-staining. Therefore, Michael agreed to inspect the fence prior to the critical date listed on the request.

Tree Management Committee – No report was given.

MANAGER'S REPORT

Financials – The Financials Statements for the month of October were accepted as presented.

Collection Matters – The Board of Directors reviewed the Delinquencies and Legal Collection Status Report. The following actions were taken.

7009 Avondale – The owner of this property is requesting that a fine assessed on November 30, 2007 as well as the late fees and interest assessed be reversed. After reviewing the Account Ledger, it appeared that the second half assessments were paid late for the last several years. Therefore, a decision was made to deny the request.

Covenant Violations – The Current Covenant Violation Report was reviewed. The following Board actions were taken:

303 Wray Ct. – Several Aspen Trees were planted in the rear yard of this property without Architectural Review Committee approval. A Design Review Request was submitted, which is currently being reviewed by the Architectural Review Committee. A motion was made and seconded to assess a \$25.00 fine for the procedural violation. Two votes were cast in favor of the motion and two against. Because of the tie vote, the issue will be re-discussed at the January Board meeting.

431 Flagler – The owner of this property installed paver stone pathway along the entrance walk leading the front door without Architectural Review Committee approval. Several fines have been assessed and, as of the date of this meeting, no request has been submitted. The Board agreed not to take any further actions due to the extent of the improvements and the fact that the fines have been assessed to the account.

6736 Flagler – Last month a \$25.00 fine assessed for failing to submit a Design Review Request prior to reconstructing a front porch and front yard landscaping was placed in suspense. This was due to a tie vote amongst the Board to grant the request by the owner to reverse the fine. A motion was made and seconded to grant the request to reverse the fine. Two votes were cast in favor of the motion and two against. Because of the tie vote, the issue will be re-discussed at the January Board meeting.

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 meetings were ratified.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on January 26, 2010 at 7:00 p.m. in the Loveland MSI, LLC office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:32 p.m.