

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

January 26, 2010

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

AGENDA CHANGES

The following item was removed from the Agenda:

- 1) Speed Humps

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

- 1) Pet Waste
- 2) Design Guidelines
- 3) Federal Grant Request

CONTRACTORS REPORTS

No reports were given.

MEMBERS FORUM

David Krier, the owner of 7009 Avondale Rd., attended the Board meeting to discuss the following three issues.

- 1) A \$25.00 fine, which was assessed on November 30, 2007 for failing to submit a Design Review Request prior to replacing a concrete walkway in his rear yard. David requested that the fine be reversed, as he originally planned to replace the walkway as previously constructed. When a decision was made to replace it with flagstone, a Design Review Request was submitted and ultimately approved. The Board agreed to reverse the fine provided the flagstone walkway associated with this issue is been completed by May 2, 2010.
- 2) A shed has been constructed on the south side of the property. Although a Design Review Request had been submitted and approved, the shed does not comply with the Design Guidelines as it was not constructed as approved. The shed is located partially in front of and behind the front fence. The Board felt the shed could be brought into compliance if it was moved entirely behind the front fence line on either side of the house or if the fence was reconstructed to be in front of the entire shed. If David chooses to

reconstruct the fence to resolve the issue, a Design Review Request will need to be submitted. The required completion date for the project was set for March 3, 2010. Late fees and interest assessed since 2006 for paying the second half of the annual assessment late were being disputed. David felt he had been unsuccessful in several attempts over the phone in understanding the basis for the fees. The Board agreed to reverse \$80.00 of these fees provided the remaining balance was paid in full by February 9, 2010.

APPROVAL OF PREVIOUS MINUTES

The minutes from the November 24, 2009 and the December 30, 2009 Board meetings were approved as written.

OLD BUSINESS

- Item: Covenant Enforcement Policy
 - Discussion/Summary: Phil Goldstein presented a proposed Covenant Enforcement Policy. This Policy specifically contains revisions for failing to submit a Design Review Request.
 - Board Decision: The Board agreed to review the proposed Policy in detail outside of this meeting. The issue will be addressed at the February Board meeting.
 - Action: MSI, LLC will distribute the proposed Policy via email to the entire Board.

NEW BUSINESS

- Item: 2009 Audit
 - Discussion/Summary: Proposals to complete an audit of the 2009 financials were reviewed from Dix Barrett and Stiltner, James Moore and Associates, Guy Andrus, and Weidner and Associates.
 - Board Decision: A decision was made to accept the proposal from Weidner and Associates.
 - Action: Board President Mike Farrell will sign the letter of engagement on behalf of the Association.

- Item: Legal Retainer Agreement
 - Discussion/Summary: A legal retainer agreement proposal submitted by HindmanSanchez was reviewed.
 - Board Decision: A decision was made to engage HindmanSanchez on a Non-Retainer basis for legal services in 2010. Collections will be handled through the HindmanSanchez Traditional Fee Program for collection services.
 - Action: MSI, LLC will notify HindmanSanchez

- Item: Hudson Court Detention Pond
 - Discussion/Summary: A proposal from Mill Brothers Landscaping to clear cut the bottom of the Detention Pond and open up the drainage was reviewed.

- Board Decision: The Board requested that MSI, LLC solicit additional proposals for this project. In addition, the Board requested that MSI, LLC seek proposals to re-excavate the Detention Pond in order to bring it back to its original design.
- Action: MSI, LLC will contact qualified contractors to seek proposals.

COMMITTEE REPORTS

Treasurer's Report – Board Treasurer Howard Dimmick reviewed Certificates of Deposit, which will be maturing over the next three months.

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

Architectural Review Committee – Committee Chairman Mike Castell reported that there are currently no outstanding requests.

Tree Management Committee – No report was given.

MANAGER'S REPORT

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

Collection Matters – The Board of Directors reviewed the Delinquencies and Legal Collection Status Reports:

320 Strasburg Dr., Unit A9 – Due to a Public Trustee Foreclosure and the minimal outstanding balance on the previous owner's account, a decision was made to reverse any associated late fees / interest, and write off the remaining balance to bad debt.

7121 Woodrow – Due to a Public Trustee Foreclosure and the minimal outstanding balance on the previous owner's account, a decision was made to reverse any associated late fees / interest, and write off the remaining balance to bad debt.

403 Peyton – Due to a Public Trustee Foreclosure and the minimal outstanding balance on the previous owner's account, a decision was made to reverse any associated late fees / interest, and write off the remaining balance to bad debt.

6612 Avondale, Unit A – The previous owner's balance on this account is \$1,159.58. In February 2009, the previous owner filed bankruptcy, and the debt was ultimately discharged against the owner personally. In May 2009, a Public Trustee Foreclosure was completed and a new owner moved into the home in September. Since the balance owed is no longer collectable from the previous owner due to the bankruptcy, and the Association's lien was released against the property due to the Foreclosure, a decision was made to reverse the associated late fees and interest and write off the remaining balance as bad debt.

In addition, accounts of four properties currently in the Public Trustee Foreclosure process were reviewed. A decision was made to contact HindmanSanchez to discuss the possibility of the Association exercising its redemption rights.

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

303 Wray Ct. – The owner’s of this property planted several Aspen Trees in their rear yard without receiving Design Review Committee approval. The trees were planted in an existing planting bed to replace dead shrubs. The Board decided this was a minor exterior change. Therefore, a decision was made not to assess a fine.

6737 Flagler – The owner of this property had previously attended a hearing regarding completing an exterior change without previously seeking Design Review Committee approval. The improvement consisted of replacing a front concrete patio / cover, adding a retaining wall, and re-landscaping the front yard. The Board decided this was a major exterior change. Therefore, a \$25.00 fine was assessed.

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 February 23, 2010 at 7:00 p.m. in the Loveland MSI, LLC office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:45 p.m.