

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**February 23, 2010**

### **CALL TO ORDER**

The meeting was called to order at 7:01 p.m. Board Members in attendance were Mike Farrell, Phil Goldstein, Howard Dimmick, Jeff Pagani, and Roberto Avila. In attendance from MSI, LLC was Russ Bartz.

### **AGENDA CHANGES/ADDITIONS**

The following item was removed from the Agenda and tabled for another meeting:

- 1) Pet Waste

### **CONTRACTORS REPORTS**

No reports were given.

### **MEMBERS FORUM**

No members were present.

### **APPROVAL OF PREVIOUS MINUTES**

The minutes from the January 26, 2010 Board meeting were approved with the following changes.

#### Members Forum

- 1) The Board agreed to reverse the fine provided the flagstone walkway associated with this issue is been completed by May 2, 2010.
- 2) The required completion date for the project was set for March 3, 2010.
- 3) The Board agreed to reverse \$80.00 of these fees provided the remaining balance was paid in full by February 9, 2010.

### **OLD BUSINESS**

- Item: Design Guidelines
  - Discussion/Summary: It was reported that no additional progress has been made in rewriting the Design Guidelines.
  - Board Decision: HindmanSanchez will be asked to offer a proposal to rewrite the Design Guidelines.
  - Action: MSI, LLC will contact HindmanSanchez to solicit a proposal.

- Item: Covenant Enforcement Policy
  - Discussion/Summary: The Policy presented by Phil Goldstein at the January Board meeting and reviewed by the Board outside of the Board meeting was briefly discussed.
  - Board Decision: The Policy was adopted with the following changes:
    1. Section 6.0 - last paragraph, change “5 days” to “10 days” in two locations.
    2. Section 11.0 - change “30 days” to “60 days”.
    3. Section 12.0 – replace first sentence with “The following Fine Schedule has been adopted for all covenant, rule / guideline violations, other than fines for recreational vehicles, boats, trailers, and architectural review violations; the schedule for which is stated separately below.”

This Policy will go into effect 30 days from the date it is signed.
  - Action: MSI, LLC will incorporate the changes prior to Board President Mike Farrell signing the Policy on behalf of the Board. MSI, LLC will also post the signed Policy on the Association’s website 30 days prior to effective date for owners comment.
  
- Item: Hudson Court Detention Pond
  - Discussion/Summary: A proposal from Urban Farmer to mow the existing vegetation down to the soil level and remove the mowed material was reviewed.
  - Board Decision: The proposal was accepted.
  - Action: MSI, LLC will meet on site with Mike Mast from Urban Farmer to clarify the scope of the mowing, as well as a disclaimer listed in the proposal referencing repairing any ruts caused by Urban Farmer in the turf grass.
  
- Item: Federal Grant Request
  - Discussion/Summary: A proposal from Roberto Avila to research and apply for Federal Grants for the purpose of Global Positioning Satellite mapping of various Association assets was discussed.
  - Board Decision: The Board agreed to allow Roberto to research, but not actually apply for Federal Grants at this time.
  - Action: Roberto will report to the Board at the March Board meeting regarding this matter.

**NEW BUSINESS**

- Item: 2010 Annual Meeting
  - Discussion/Summary: Possible dates for the 2010 Annual Meeting were discussed.
  - Board Decision: The 2010 Annual Meeting will be held on April 29, 2010.
  - Action: MSI, LLC will prepare the Notice of Meeting for review and discussion by the Board at the March Board meeting.

## **COMMITTEE REPORTS**

Treasurer's Report – Board Treasurer Howard Dimmick reviewed maturing Certificates of Deposit Reserve Fund investments with the Western States and Advantage banks. In addition, Howard presented various options for reinvesting these investments. A decision was made to invest the maturing Western States Bank certificate in a Money Market account with Commerce Bank. Since the Advantage Bank certificate will not mature until April 2, 2010, no decision was made for these funds at this time.

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

Architectural Review Committee – It was noted that Committee Chairman Mike Castell has fulfilled his commitment to serve on the Committee. A decision was made to rotate Mike off of the Committee and appoint Committee Member Roberto Avila as Chairman effective March 1, 2010. An appointment to the open position on the Committee will be solicited from members in attendance at the 2010 Annual Meeting. In the event that there no interested members, Howard Dimmick agreed to fill the position.

Tree Management Committee – No report was given.

## **MANAGER'S REPORT**

Financials – The Board reviewed the Financials Statements for the month of January. The Financials were accepted as presented. However, it was noted that the statements were preliminary as the Reserve Fund Certificate of Deposit held by Public Service Credit Union January statement had not been received by MSI, LLC. Therefore, all of the Reserve Fund interests are not reflected on the Financial Statements. MSI, LLC will finalize the Association's Financials Statements as soon as the information is received from Public Service Credit Union.

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

7009 Avondale – As the result of the owner failing to bring the account current by February 9, 2010 after the Board agreed to reverse \$80.00 of the late fees and interest at a hearing with the owner during the January Board meeting, a decision was made to reassess the \$80.00.

7303 Matheson – The owner of the property requested to set up a \$25.00 monthly payment plan to pay the 2010 assessments. A decision was made to grant this request.

Covenant Violations/Hearings – The current Covenant Violation Report was reviewed. No Board action was required at this time.

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 on March 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 9:03 p.m.