

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 27, 2010

CALL TO ORDER

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

AGENDA CHANGES

The following items were added to the Agenda:

New Business – Gallegos Sanitation
Manager's Report – Delinquencies – 431 Flagler

CONTRACTORS REPORTS

Dan Zeigler of All Set Restoration presented a proposal to address the drainage issues in the Hudson Court Detention pond.

MEMBERS FORUM

No Members were present.

APPROVAL OF PREVIOUS MINUTES

The minutes from the March 31, 2010 Board Meeting were approved with the following change:

New Business – Item: “**Arch View Software**” change to “**ARC View Software**”.

New Business = Discussion/Summary – “**Howard Dimmick informed the Board that a new version of software for the GPS device owned by the Association was available**” change to “**Howard Dimmick informed the Board that a maintenance agreement is available for the GPS device owned by the Association**”.

OLD BUSINESS

- Item: Hudson Court Detention Pond
 - Discussion/Summary: The information and proposal presented by Dan Zeigler of All Set Restoration during the Contractor Report section of this meeting was discussed. This proposal was compared to a proposal previously submitted by Urban Farmer.

- Board Decision: Board action will be taken regarding this item at the May Board meeting.
- Action: No action was taken at this time.

- Item: Annual Meeting
 - Discussion/Summary: The Power Point presentation, Speak Out forms, and Delegate Candidate Questionnaires were reviewed.
 - Board Decision: No decisions were made regarding this information.
 - Action: No action was taken at this time.

NEW BUSINESS

- Item: Management Contract Renewal
 - Discussion/Summary: A three-year Management Contract Renewal proposal from MSI, LLC was reviewed.
 - Board Decision: The renewal was accepted as reviewed.
 - Action: Board President Mike Farrell signed the contract on behalf of the Association.

- Item: Newsletter
 - Discussion/Summary: Articles to be included in the Spring Newsletter were discussed.
 - Board Decision: The following articles will be included:
 - Payment Mailing Address
 - Pet Waste
 - Delegate Election Results
 - Dumpster Day
 - Community Garage Sale
 - Design Review Request Process
 - Traffic Concerns
 - Roof Shingle Issues
 - Exterior Painting
 - School District Requests
 - Action: Phil Goldstein and MSI, LLC will draft these articles for a mid May newsletter.

- Item: Spring Grounds Walkthrough
 - Discussion/Summary: Various dates to conduct a Spring Walkthrough of the Association's grounds were considered.
 - Board Decision: The Walkthrough will be held on June 3, 2010 at 4:00 p.m.
 - Action: MSI, LLC will schedule the Walkthrough with Mill Brothers Landscaping and Swingle Tree Service.

- Item: Gallegos Sanitation
 - Discussion/Summary: Levi Gallegos of Gallegos Sanitation submitted price adjustments, which will be as follows:

- 32 gallon service \$7.00
- 64 gallon service \$14.00
- 96 gallon service \$21.00
- This pricing is proposed to go into effect the second week of May.
- Board Decision: The Board had previously negotiated the following price adjustments:
 - 32 gallon service \$6.00
 - 64 gallon service \$12.00
 - 96 gallon service \$18.00
- Action: As a result of the previously negotiated price adjustments, the Board requested that MSI, LLC contact Gallegos Sanitation and inform them of these prices.

COMMITTEE REPORTS

Treasurer's Report – Board Treasurer Howard Dimmick reported that the Reserve Fund Certificate of Deposit held at Advantage Bank, which recently matured has been split into two. \$100,000 of this has been reinvested at Advantage Bank in the form of a 30-month Certificate of Deposit. The balance, which equaled \$86,507.95, has been invested at First Tier Bank in the form of a 36-month Certificate of Deposit.

Adopt-A-Street Committee – Adopt-A-Street Chairman Phil Goldstien announced that the Spring Adopt-A-Street has been set for May 15, 2010.

Architectural Review Committee – No report was given.

Tree Management Committee – No report was given.

RECREATION ASSOCIATION REPORT

Ridgewood Hills Recreation Association Board President Mike Castell provided a brief report regarding the state of the Recreation Association. Specifically, Mike mentioned that the Recreation Association has accepted a three-year Management Contract Renewal proposal from MSI, LLC. In addition, Mike announced that the Recreation Association Board would be proposing a Bylaw Amendment to its members. This Amendment will limit the number of consecutive terms a member may serve on the Recreation Association Board.

MANAGER'S REPORT

Financials – The Financials Reports for the month of March, 2010 were reviewed and accepted by the Board of Directors.

Collection Matters – The current Delinquency and Legal Collection Reports were reviewed and the Board took the following actions:

7233 Woodrow – A letter from the owner of this property requesting that the late fees and interest be reversed was reviewed. A decision was made to grant the request provided the July assessment is paid on time.

733 Stonington Lane – MSI, LLC reported that the owners of the property are disputing the current balance due. They feel that they had provided payment in full through the end of 2009 based on a balance they were allegedly given by MSI, LLC. MSI, LLC informed the Board that no such balance was verbally provided to the owners. A Board decision was made to direct HindmanSanchez to move forward with legal collection efforts.

431 Flagler – MSI, LLC reported that this account was about to be turned over to HindmanSanchez from collections of unpaid fines, late fees, and interest. The Board requested that MSI, LLC contact the property owner and ask them if they would like to offer a proposal to clear this issue up.

Covenant Violations – A current Covenant Violation Report was reviewed and the Board took the following action:

503 Sedgewick – Mike Castell and Roberto Avila reported that they inspected the fence staining and it is now in compliance with the Association’s governing documents. As a result, a decision was made to release the covenant enforcement lien against this property and direct HindmanSanchez to close their covenant enforcement file on this property.

Association Business – Proposals from All Set Restoration and Flying Colors Painting to stain the Association’s fence, which separates Filing Two Single Family homes from The Peaks Townhomes, were reviewed. A decision was made to accept the proposal from All Set Restoration. In addition, the Board decided to include additional Filing Two Association fencing in the staining project, provided the cost does not exceed \$6,000.

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 May 25, 2010 at 7:00 p.m. in the Loveland MSI, LLC office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:10 p.m.