

RIDGEWOOD HILLS MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

May 25, 2010

CALL TO ORDER

The meeting was called to order at 7:18 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

No changes were made to the Agenda,

CONTRACTORS REPORTS

No Contractors were present at the meeting.

MEMBERS FORUM

No Members were present at the meeting.

APPROVAL OF PREVIOUS MINUTES

The minutes from the April 27, 2010 Board of Directors meeting were approved as written.

OLD BUSINESS

- Item: Hudson Court Detention Pond
 - Discussion/Summary: Proposals previously discussed from All Set Restoration and Urban Farmer to make repairs to the drainage in the bottom of the Hudson Court detention pond were reviewed.
 - Board Decision: The proposal from All Set Restoration was accepted. The Board would like this work to be started the last week of July or the first week of August.
 - Action: Mike Farrell executed the contract on behalf of the Association.

- Item: Rules and Regulations
 - Discussion/Summary: MSI, LLC reported that the Rules and Regulations currently being redrafted by HindmanSanchez would be available for the Board's review prior to the June Board meeting.
 - Board Decision: No decision was made at this meeting.

- Action: MSI, LLC will add the issue to the June Board meeting Agenda.
- Item: Fence Staining
 - Discussion/Summary: MSI, LLC reported that All Set Restoration is about to start the fence-staining project, which was previously approved by the Board of Directors. In an effort to get to a logical stopping point for this year's project, All Set is requesting that the Association approve a change order totaling \$2,213.00 above the \$6,000.00 that was previously approved.
 - Board Decision: The additional funds were approved.
 - Action: MSI, LLC will authorize the proposed change order.

NEW BUSINESS

- Item: Workers Compensation Underwriting Application
 - Discussion/Summary: An underwriting application was reviewed for the Policy, which was recently purchased by the Association.
 - Board Decision: No decision was needed.
 - Action: Mike Farrell signed the application on behalf of the Association.
- Item: 20-Year Reserve Plan
 - Discussion/Summary: The 20-Year Reserve Plan expenses for 2010 through 2012 were reviewed.
 - Board Decision: Due to the expense of the Hudson Court Detention Pond drainage project, the plan will be adjusted as follows:
 1. Adjust the 2010 allocated expense to Clean & Maintain the Drainage Ponds \$76,805.00.
 2. Reduce to 2010 Contribution to Reserves to \$20,000.00, which equals the 2010 Ratified Budget.
 3. Add an annual occurring allowance for fence staining based on this year's Actual expenses.
 - Action: MSI, LLC will adjust the plan accordingly.
- Item: Natural Area Crusher Fine Path
 - Discussion/Summary: A proposal from Mill Brothers Landscaping to redress the Crusher Fine Path in the Natural Area was reviewed. In addition, proposals from All Set Restoration to modify the path were reviewed. One of these proposals would be to convert the path to concrete. The second proposal is to recess 34 timbers every 15 feet in the path to prevent erosion, and top dress the path with new a Coarse Breeze material.
 - Board Decision: The proposal from Mill Brothers Landscaping was accepted.
 - Action: MSI, LLC will execute a work order for this project.
- Item: Irrigation Curb Stop
 - Discussion/Summary: The Fort Collins / Loveland Water District has informed the Association that they are requiring a curb stop to be installed at the irrigation water tap on Triangle. Mill Brothers Landscaping has provided a proposal, which was reviewed.

- Board Decision: Additional proposals will be solicited.
- Action: MSI, LLC will solicit proposals from Lind's Plumbing and All Set Restoration.

➤ Item: Detached Accessory Structures

- Discussion/Summary: A detached accessory structure policy used by another community was reviewed. The need for such a policy arose due to the submittal of a request for a pergola by Jason Morgan, the owner of 7415 Triangle Dr. There are currently no guidelines governing pergolas for the Association.
- Board Decision: A decision was made to draft Detached Accessory Structure Guidelines for the Association, utilizing the specifications listed in the request submitted by Jason Morgan. The Design Review Request submitted by Jason was approved as submitted.
- Action: MSI, LLC will provide the information to HindmanSanchez, who is currently redrafting the Design Guidelines. Roberto Avila will sign the Design Review Request submitted by Jason Morgan.

COMMITTEE REPORTS

Treasurer's Report – Howard Dimmick presented the paperwork for the Certificate of Deposit recently opened at First Tier Bank.

Adopt-A-Street Committee – Phil Goldstein reviewed the participation at the Spring Adopt-A-Street. Phil recommended the Association purchase \$25.00 gift certificates from Jax of Loveland to be given to the families that participated in the event. A unanimous decision was made by the Board to purchase 13 \$25.00 gift certificates to be given to 2010 Spring Adopt-A-Street participants.

Architectural Review Committee – The rotation of the members of the Architectural Review Committee was discussed. The following Board members were appointed to the Committee for a term of three months.

- Committee Chairman Roberto Avila
- Committee Member Mike Farrell
- Committee Member Howard Dimmick

Tree Management Committee – MSI, LLC Community Manager Russ Bartz reported that there has been some minor storm damage to the Association's trees. Swingle Tree Service has addressed this damage. A more detailed inspection will be conducted during the Spring grounds walkthrough.

RECREATION ASSOCIATION REPORT

Ridgewood Recreation Association Board President Mike Castell provided a brief report regarding the state of the Recreation Association. Specifically, Mike mentioned that the Association's pool would be opening for the season on May 27, 2010 at 12:00 p.m. In addition,

Mike reported that the facilities check in station will not be staffed after 6:00 p.m. Members will need to utilize the member #6 key to access the pool after 6:00 p.m.

MANAGER'S REPORT

Financials – No Financial Reports were reviewed at this meeting.

Collection Matters – The current Delinquencies and HindmanSanchez Collection Status Reports were reviewed. The following actions were taken:

431 Flagler – A decision was made to accept \$50.00, which equaled the assessed late fees as payment in full, provided the July assessment is paid in time.

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

Association Business – The Board requested that MSI, LLC issue a work order to Mill Brothers Landscaping to install annual flowers at the entrance monument, as well as the Avondale traffic circles. This work order shall be issued with a not to exceed amount of \$500.00.

Ratification of Community Manager's Actions – The actions of the Community Manager Outside of the Board meetings was ratified.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on June 22, 2010 at 7:00 p.m. in the Loveland MSI, LLC office.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:37 p.m.