

# **RIDGEWOOD HILLS MASTER ASSOCIATION**

## **BUDGET RATIFICATION/BOARD MEETING MINUTES**

**NOVEMBER 15, 2005**

### **CALL TO ORDER**

The meeting was called to order by Mike Farrell at 7:10 p.m. Other Board members in attendance were Phil Goldstein, Darren Conradson, Don Wells, Chad Hendricks, and Howard Dimick. Delegates present were Sharon Bradshaw, Anne Robbins, Don Wells, Mike Farrell and Howard Dimick. Representing Management Specialists, Inc. was Russ Bartz.

### **PROOF OF NOTICE**

Mike Farrell displayed a copy of the notice mailed to all Board members and delegates of Ridgewood Hills Master Association.

### **MANAGER'S REPORT**

Russ Bartz briefly reviewed the 2005-year to date financials.

Speed Bumps – The City of Fort Collins met with Don Wells and Russ Bartz to mark out the final approved locations of the speed bumps. These were originally scheduled for installation on November 16, 2005. However due to the weather issues, Rocky Mountain Pavement postponed the installation. The new date for the speed bumps to be installed will be November 22, 2005.

Filing One Fence Repairs – Management Specialists reported that Aspen Maintenance has completed the repairs on the fence line along the west ridge in filing one. Aspen recommends the fence be stained to extend its life. The Board will discuss this at a future meeting.

402 Hudson Court – A request has been made by the homeowner for the Board to discuss the prairie dogs that recently burrowed under the fence line in the Hudson retention pond. The prairie dogs have burrowed under the privacy fence on the east side of the retention pond. Russ reported he had recently attended a meeting with the City of Fort Collins Parks and Open Space on the subject of the prairie dogs. The City of Fort Collins has a no kill policy on City land, however they do allow Homeowner Association's to fumigate them on HOA land. They also have a program that will advise HOA's how to reduce prairie dogs in common areas. After some discussion the Board of Directors made a decision to table this issue until the January Board meeting and invite someone to speak to the residents of Ridgewood Hills Master Community from the Fort Collins Park and Open Space as well as the division of wildlife.

### **NEW BUSINESS**

D R Horton Notice of Completion – D R Horton has sent a notice of completion for the items identified on the punch list generated from the filing 3 walkthrough in August. After discussion, a motion was made, seconded and carried to postpone the acceptance of the final common area tracts from D R Horton until spring.

7256 Fort Morgan – The homeowner of this property is appealing the decision of the Architectural Control Committee for their recent request to install a vinyl shed on their property. After discussion of the appeal a motion was made, seconded and carried to deny the appeal.

561 Yuma Court – The homeowners sent a letter of appeal to the Board of Directors. This appeal was to request to have late charges removed from the account. After review a motion was made, seconded and carried to deny the request to remove these charges.

Ratification of 2006 Budget – The Board of Directors presented the 2006 budget to the delegates. Since the majority of the delegate's votes were not cast to reject the budget, the budget was ratified as approved by the Board of Directors. The budget calls for assessments remaining at \$300.00 per year billed semi-annually. The projected income is \$250,102.00. The total projected expenses are \$235,369.00.

Proposed Covenant Enforcement Policy – Phil Goldstein presented a proposed policy for covenant enforcement that would apply to homeowners who failed to submit a Design Review Request. After reviewing this proposed policy and upon the recommendations of Russ Bartz the Board of Directors will engage Melissa Garcia with Orten & Hindman to review the policy.

Annual Assessment Mailing – Howard inquired about the possibility of a two-part invoice for the 2006 assessments. Russ had indicated that currently that is not an available option. Russ indicated coupon books have proven to be the most efficient method for posting assessments. Checks coming in via invoices require a manual process for posting and lead to potential errors. Homeowners sometimeS mix up the recreation assessments with the master assessments and coupon books help reduce this. After discussion, a decision was made to continue using the coupon book for 2006. The Board requested that the books be mailed first week of December.

Compliance Issues – Sharon Bradshaw had brought up the following compliance issues:

- 542 Yuma Court – the homeowner at this address has metal edging that is sticking out of the ground causing a potential hazard in the rock area.
- Dog Feces – Residents on Yuma Ct. allow their dog to leave feces in the common areas.
- Trash Cans – Trash cans along Yuma Court have continually been set out Saturday morning well in advance of the Monday trash pick up date.

## **ADJOURNMENT**

With no further business to conduct, the meeting was adjourned at 9:05 p.m.