

RIDGEWOOD HILLS MASTER ASSOCIATION

SPECIAL MEETING MINUTES OF THE BOARD OF DIRECTORS

JUNE 6, 2006

CALL TO ORDER

Board President, Mike Farrell called the meeting to order at 7:10 p.m. In attendance for the Board of Directors were Chad Hendricks, Roberto Avila, Howard Dimmick, and Phil Goldstein. Representing MSI was Community Manager, Russ Bartz.

PURPOSE OF THE MEETING

The purpose of the Special Meeting was to review the recommended foreclosures, management contract and the recently denied Design Review Requests.

NEW BUSINESS

Foreclosure / Receivership - The Board discussed foreclosure and receivership recommendations made by Jonah Hunt with HinmanSanchez. A motion was made, seconded, and carried to retain HindmanSanchez to enter into receivership on account #370. This motion was seconded and carried unanimously. After a continued discussion regarding account #450, a motion was made, seconded, and carried to engage HindmanSanchez to start foreclosure proceedings on this property.

Management Contract - The MSI management contract renewal was discussed. Russ Bartz informed the Board that MSI would be willing to remove the language requiring Ridgewood Hills Master HOA's engagement in the MSI community website. The association would not be charged the \$20.00 monthly service fee. The Board decided to conduct a sub-committee meeting to discuss this outside of this Board meeting. This committee would include Chad Hendricks, Howard Dimmick, and Mike Farrell. This committee will send the requested revisions to MSI for preparation of a final draft. The final draft will be presented to the entire Board for consideration and signatures at the regular June Board meeting.

Fences - The Board of Directors discussed a request from two property owners in Filing 3 to amend the fence guidelines for Filing 3 to allow dimensional split rail fencing on the side property lines. A motion was made, seconded, and carried to amend the fence guidelines to allow three-rail dimensional fencing on the side yards. Included in this amendment will be a requirement to have the adjoining affected homeowners sign a letter of approval for this fence installation. After continued discussion, a decision was made to approve the two existing fence Design Review Requests that are currently being held. MSI will contact the two owners and notify them of the approval of their Design Review Request.

Design Review Request Denials - The Board of Directors discussed the recently denied Design Review Requests. These requests were denied because homeowners have started their projects without approval.

706 Woodrow - This request for approval was for installing a roof that was not an approved color in the Design Guidelines. After discussing this account, a motion was made, seconded, and carried to send the homeowner a letter as a follow up to his attendance at the May Board meeting informing him that the Board was made aware that no Design Review Request had been submitted. However, because it was close to the color approved in the guidelines and the violation occurred prior to the adoption of the new Covenant Enforcement Policy, the Board has decided to allow the owner to keep the roof in place and no fines will be assessed to the account.

6809 Avondale - The Board discussed this Design Review Request for landscaping improvement. A motion was made, seconded, and carried to disapprove it because the location and design in the request are not conducive to the slope and contour of the ground that the improvement is on. The Board of Directors is directing the owner to replace the area to its original condition within 30 days or send in a new Design Review Request with a plan more conducive for the slope of the area.

7115 Sedgwick - A motion was made, seconded, and carried to disapprove this request for landscaping improvement because the work has already started and the Board is requesting to have the homeowner attend the June Board meeting to further discuss the improvements applied for on the Design Review Request.

644 Peyton - A motion was made, seconded, and carried to disapprove this request for a patio because the work was started prior to submitting a Design Review Request. In addition, the Board of Directors is requesting that the homeowner attend the June Board of Directors meeting to discuss the issue and the details proposed on the Design Review Request.

550 Drive - The Board of Directors discussed this Design Review Request for a patio. After this discussion, a motion was made, seconded, and carried to disapprove the request because the work was started and completed prior to submitting the Design Review Request. The homeowner is encouraged to attend the next regularly scheduled Board meeting in June to discuss the details of the application before the Board will consider approving the request.

COVENANT VIOLATIONS

315 Peyton - The Board of Directors discussed and reviewed a letter received in response to various covenant violations letters. A motion was made, seconded, and carried to authorize MSI to respond to the owner of this property as follows:

A letter will be sent informing the owner that the covenant violation fines previously assessed will not be removed and payment is expected in full per the association's assessment payment policy. However, the letter will also indicate that additional fines will not be assessed as long as the owner completes the landscaping improvements within 30 days by submitting and receiving an approved Design Review Request from the Architectural Control Committee. In addition, this property owner must maintain timely removal of oil stains on the driveway.

NEXT MEETING

The next scheduled meeting of the Board of Directors will be held on June 27, 2006 at 7:00 p.m. in the MSI office in Loveland, Colorado.

ADJOURNMENT

Without further business to discuss, the meeting was adjourned at 8:20 p.m.