

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

ANNUAL MEETING MINUTES

JANUARY 22, 2007

CALL TO ORDER

The meeting was called to order at 7:05 p.m. Board members present were Dan Conroy, Peggy Cottrell, Al Link, Kevin Raasch, and Steve Knight. Representing MSI were Suzanne Burton and Brenda Tate.

INTRODUCTIONS

Peggy introduced the Board members and introduced Suzanne as the Diamond Ridge Estates Community Manager from MSI.

PURPOSE OF THE MEETING

Suzanne explained that the purpose of the meeting was to conduct the Annual meeting of the Diamond Ridge Homeowners Association per their legal documents, and to elect two new Board members to the Board of Directors.

ROLL CALL

31 homeowners were present either in person or by proxy. Per the Association's legal documents quorum of 20% or 25 homeowners was met.

PROOF OF NOTICE

In accordance with Diamond Ridge Estates Declaration of Covenants the official Notice of the meeting was sent out 10 to 60 days prior to the meeting.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made and seconded to waive the reading of and approve the 2006 Annual meeting minutes.

PRESIDENT'S REPORT

Board President Peggy Cottrell gave a presentation on Board and committee accomplishments for 2006 and items to be addressed by the Board in 2007. Handouts were provided and homeowner questions were addressed.

Financials – Dan Conroy gave an overview of Association financials, explaining 2006 expenses, income, investments, and the Association's Twenty Year Reserve Plan. Homeowner questions on these items were addressed.

NEW BUSINESS

Election of Board Members – Steve Knight and Al Link were reelected to serve two-year terms on the Board of Directors. There were no nominations from the floor and the election was unanimous.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:20 p.m.

GENERAL DISCUSSION

Issues discussed by homeowners were:

- The community directory
- The clubhouse turnover to the Association
- Pool security – resident access and usage
- The Diamond Ridge Estates website
- Construction traffic
- Snow removal
- Puma Ridge access
- Excessive speeding on Diamond Ridge Parkway
- Sign twirlers near the Diamond Ridge Estates entrance
- Garage sales
- Abandoned cars during snowstorms
- Community intruders
- The newly formed Neighborhood Watch Committee

The Board and Lynn Conroy encouraged homeowners to be accountable for snow removal on their property and to work together as a community helping others in need. Many residents expressed thanks to fellow homeowners for their “community spirit” in helping to plow out their neighbors during the recent heavy snowstorms.