

# **DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION**

## **ANNUAL MEETING MINUTES**

**JANUARY 30, 2008**

### **SUBJECT TO MEMBER APPROVAL**

#### **CALL TO ORDER**

The meeting was called to order at 7:10 p.m. Board members in attendance were Peggy Cottrell, Kevin Raasch, Dan Conroy, and Steve Knight. In attendance from MSI, LLC was Kathi Burdess.

#### **INTRODUCTIONS**

Peggy introduced herself, thanked all the homeowners present for coming, and then requested that the Board members introduce themselves and state their position and where in the community they live.

#### **PURPOSE OF MEETING**

The purpose of the meeting was to elect three homeowners to the Board.

#### **ROLL CALL**

A quorum of 20% of 126 homes or 25 homeowners needed to be present in person or by proxy. There were 46 homeowners present in person or by proxy; therefore, quorum was met.

#### **PROOF OF NOTICE**

Proof of Notice was displayed as proof it was mailed out in accordance with the legal documents.

#### **APPROVAL OF PREVIOUS MINUTES**

The minutes from the January 22, 2007 meeting were approved unanimously without being read.

#### **PRESIDENT'S REPORT**

Peggy gave a presentation listing all of the accomplishments for 2007, which were as follows:

- Changed property managers.
- Opened and continued to fund reserve money market account with Smith Barney.
- Updated and approved 20 Year Reserve Plan.
- Added secure link to online directory.
- Website continuously monitored and updated.
- A policy to implement standardized real estate signs and posts was put into place.
- Advertising and for sale signs within community for properties outside of community have been removed and are no longer permitted per Town of Castle Rock.
- Pool fence was painted and shrubs added around the perimeter.
- New pool furniture was purchased.

- First town hall meeting successfully conducted with representatives from Town of Castle Rock, specifically to address traffic and speeding.
- Community will become part of Town's traffic calming program.
- Shoulders in community were repaired.
- Boulders and reflectors were added to prevent traffic damage.
- Two fire hydrants were repaired and put back into service.
- Strict and ongoing enforcement of covenants.
- Pool bid for two years from Swim Time was approved and accepted.
- Landscape contract awarded to Douglas County Maintenance.
- 2008 Budget was approved and ratified, with dues increasing \$2.67 per month.

The 2008 goals were presented as follows:

- Implementation of traffic calming program.
- Ongoing monitoring and enforcement of speeds along Diamond Ridge Parkway.
- North entrance improvement.
- Renovation of existing clubhouse, after it is vacated, with community input.
- Multi-year community improvement project plan. Homeowner input welcome.
- Ongoing maintenance with common areas.
- Resident participation needed on community committees, such as Architectural, Landscape, Recreation, and Social.

### **NEW BUSINESS**

- Issue: Election of Three Board Members
  - Discussion/Summary: Kathi reported that there were two incumbent Board members who expressed interest in running again: Peggy Cottrell and Kevin Raasch. There was also one homeowner who expressed interest: Norma Akers. Kathi then asked if there were any homeowners present who would like to nominate themselves or someone else. Tom Hickey nominated himself. There were no more nominations, and a motion was made and seconded to close nominations.
  - Action: A vote was taken to fill the three open positions. After the vote was counted, it was reported that the new Board members were Peggy Cottrell, Kevin Raasch, and Norma Akers.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 8:30 p.m.

### **GENERAL DISCUSSION**

There was no General Discussion.