

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

ANNUAL MEETING MINUTES

January 18, 2010

SUBJECT TO BOARD APPROVAL

CALL TO ORDER

The meeting was called to order at 7:30 p.m. Board Members in attendance were Peggy Cottrell, Norma Akers, Kevin Raasch, and John Colombi. In attendance from MSI, LLC was Kathi Burdess.

ROLL CALL

There were 48 homeowners present in person or by proxy, meeting the quorum requirement of 20% or 25 owners.

INTRODUCTIONS

Peggy introduced herself, the Board and Community Manager.

PURPOSE OF MEETING

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

PROOF OF NOTICE

The notice was displayed verifying that it was mailed in accordance with the legal documents of the Association.

APPROVAL OF PREVIOUS MINUTES

The minutes from the 2008 Annual meeting were approved unanimously without being read.

OFFICER'S REPORT

- Item: President's Report
 - Discussion: Peggy reported on the Board and Committee accomplishments as follows:
 - 1) updated and approved the 20 year reserve plan.
 - 2) approved the 2010 budget increasing dues to \$325.
 - 3) the investment portfolio was reconfigured for best possible interest rate.
 - 4) on-going enforcement of covenants, emphasizing landscaping violations.
 - 5) successful spring clean-up campaign.

- 6) keyless card entry system and security cameras installed at pool and sport court. Thanks to Tim Herring on the Recreation Committee for finalizing the project under budget.
- 7) pool drain covers brought into compliance with Virginia Graeme Baker Act.
- 8) bike rack installed in clubhouse parking lot.
- 9) retaining wall installed and paid for by Timber Ridge Development to prevent erosion at front entrance.
- 10) SB 1359 governing reserve studies was implemented.
- 11) grounds contract with Douglas County Maintenance and Repair was accepted, additional contract to replace dead and dying bushes also implemented.
- 12) on-going meeting with Value Added Committee to identify, prioritize and create master plan for community.
- 13) the holiday light contract with Douglas County Maintenance was approved.
- 14) the culverts were cleaned out and repaired.
- 15) Crime Prevention Division of Castle Rock Police implemented on-going program to prevent and discourage crime in community. Emphasis was also placed on under-age children operating motorized vehicles on roads.
- 16) There has also been an increase of patrol and ticketing speeders through the community. Numerous tickets to residents have been issued.
- 17) front entrance lighting proposal provided by Outdoor Lighting Perspectives was accepted and completed for front entrance for upscale look.
- 18) Special Thank You to Social Committee, Fran Colombi, Angela Strickler, A. J. Taylor and Colleen Willency for all community events and coming in on budget. A thanks also goes out to Dan and Kari Bard for hosting the holiday party.
- 19) Thanks and recognition for service for Board members Steve Knight, Norma Akers, Kevin Raasch, John Colombi and Peggy Cottrell, Architectural Committee Dan Conroy, Mike Dambeck and Lenn Haffman, Landscape Committee Greg Miller and Al Link, Recreation Committee Tim Herring and Landscape Maintenance Lynn Conroy.

- Item: 2010 Goals and Challenges
- Discussion: Peggy also touched on the upcoming goals and challenges for the Community:
 - a) review covenants for obsolescence;
 - b) continued enforcement of covenants;
 - c) maintenance and sustainability including revising 20 year reserve plan as necessary, repair/resurface tennis/sport courts, work with Town to pave Parkway to pool, make repairs on walking path;
 - d) further progress by the Value & Safety Committee including creating master plan for community, explore safety risks on streets and mitigate, determine purpose of clubhouse and renovate and leverage assets already have such as Preserve;
 - e) ongoing enhancement of website (www.diamondridge.org) by looking for ways to increase traffic to website and have everyone signed up on the distribution list;
 - f) safety issues including enforcement of speed along Parkway by Police Department, determine fire risk of the Preserve and work with Fire Department to mitigate, and monitor construction trucks through community;
 - g) resident participation in the Association and its committees including Architectural, Landscape, Recreation, Social and Value and Safety;

h) plan “Town Hall” meeting for summer for mid-year update.

NEW BUSINESS

➤ Item: Election

- Discussion/Summary: Three homeowners expressed interested in running for the Board: Kevin Raasch, Robert Prilika and Bob Ryckman. There were no volunteers/nominations from the floor, therefore, the vote was completed by acclamation. The vote was unanimous to elect Kevin Raasch, Robert Prilika and Bob Ryckman to the Board for a two-year term.

ADJOURNMENT

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

GENERAL DISCUSSION

There was no general discussion.