

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

MAY 17, 2004

CALL TO ORDER

Lynn Conroy, President of the Association, called the meeting to order at 7:24 p.m. In attendance for the Board of Directors were Audrey Shaneyfelt, and Peggy Cottrell. Also in attendance was Al Link, Committee Chair for the Landscape Committee and Tim Herring, Chairman for the Recreation Committee. Also in attendance was homeowner Dominique Hodgin. In attendance from Management Specialists, Inc. was Garon Duncan, Vice President of Community Management and Kate Holland.

OPEN FORUM

Guest, Garon Duncan, addressed the Board of Directors and explained his position with Management Specialists, Inc. and explained the reason for the increase in management fees. After discussing the management fees and the increases over the last three years and the additional services that have been provided, Garon did agree to review the contract again and report back to the Board President on his decision on whether or not to increase the management fee for the next year.

Dominique, the homeowner at 1000 Sapphire Drive had requested that the culvert at the top of the path next to her property be cleaned out. Lynn had explained that we had gotten bids to clean out the culvert and that we would make arrangements to have it done.

COMMITTEE REPORTS

Recreation – Tim asked the status of the anti-theft device for the gates for both the pool and the sport court. Kate advised Tim that she was getting bids to put a hood cover over the gate knob to open the gate from the inside for both the pool and the sport court area.

Tim reported that there was water gurgling all around the southwest corner landscape area near the pool. Kate advised him she would contact Colorado Landscape Solutions to report it.

ACC Committee – No report.

Finance Committee – No Report.

Landscape – Al presented the new revised Landscape Designs and Standards. He outlined some of the changes and agreed to create the cover letter and send it to Kate so that the information could be mailed to the homeowners as soon as possible.

Entryway Redesign – The damage along the sides of the road on the entryway where cars are turning around and the trash trucks are pulling off the side of the road is increasing. The Board has requested Kate ask Colorado Landscape Solutions to maintain that and fix those areas ongoing. Kate agreed to contact Suburban Waste and advise them that they needed to be careful that their trucks had been seen pulling over to the side of the road. A suggestion was made to install a video camera at the entrance that way the Board would be aware of which homeowners and/or contractors were causing the damage. The Board agreed to wait until Lisa Buckley was there to check on that.

Social Committee – Lynn reported that the Clean-Up Day is scheduled for June 5th.

APPROVAL OF PRIOR MEETING MINUTES

The Board agreed to put the approval on hold until next month's meeting so that all Board members would have an opportunity to review the minutes.

MANAGER'S REPORT

Financials – Kate explained that the financials were supposed to be mailed to the Board, unfortunately the Board had not received them. Kate agreed to get them mailed as soon as possible.

Covenant Violations – Kate reviewed the violation letters that were sent from the previous month. Tim requested that information be checked in the covenants regarding parking cars on the dirt and also parking cars overnight.

Concrete Curbing – Kate reported that the following bids were received. Colorado Hardscapes for \$6,750 and an additional \$600 if saw cutting was necessary. Palace Construction bid for \$11,589; Brown Brothers Asphalt and Concrete was \$6,600. L & P did not respond to the bid.

Sign Replacement – NeoSource has not provided the bid to replace all the signs. They are requesting that each specific sign be ordered separately for the bid. Kate agreed to check with them and see if they would be willing to go out and do the sign inventory for the bid.

Monument Lettering – The installation will be this week.

Individual Street Sign Repair – Kate reported that NeoSource cost would be \$2,205, which does not include installation. R & L Maintenance would include installation and using the sign from NeoSource would be \$1,225. The Sigtist price was \$895.73, which includes installation and it would be \$81.70 less if the old posts could be used. The Board unanimously decided to have the Sigtist repair and restore the sign at Amber Court and Diamond Ridge Parkway.

Pool – Swim TLC asked if they would like an inexpensive thermometer and clock at the pool area. It would run about \$20-\$30. The Board decided not to spend the money. Kate advised that the hose has been replaced for this season.

Concrete Replacement for the Pool Area in front of the Restrooms – Brown Brothers Asphalt and Concrete was \$1,350. Colorado Hardscapes was \$1,195, and L&P did not respond to the bid. The Board unanimously chose Colorado Hardscapes to do the concrete replacement.

Community Signs – Kate advised that they are ready and the installation would be done this week.

No Solicitation Sign – The installation on this will be done this week.

Pool Cover Update – Kate advised part of the pool training that Management Specialists, Inc. received this year included information on the Colorado Statutes and Codes regarding Pools. Two things to make notes is that the pool covers the Board had considered some time ago are now against Colorado State Code as it had caused a drowning. Kate also explained that special plastic containers are now part of the Colorado Code for storing chemicals.

OLD BUSINESS

Trail – The trail along Diamond Ridge Parkway was to be funded by Sapphire Pointe Metro District. No final decision has been made. The Board requested that Kate get bids for the price once the specifics on the actual amount of sidewalk or trail was provided.

Screen Ties for Pool and Sport Court – Tim reported that he had purchased the ties and installed them.

Tree Spraying - Kate advised that she had received a proposal from Colorado Landscape Solutions for tree spraying. Lynn agreed to contact another company to compare pricing.

NEW BUSINESS

None

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 9:25 p.m.

KH/dag