

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JULY 12, 2004

CALL TO ORDER

The meeting was called to order at 7:00 p.m. Representing the Board of Directors were Lynn Conroy, Peggy Cottrell, Lisa Buckley and Bill Pfeiffer. Representing Management Specialists, Inc. were Kate Holland and Jim Whatton.

OPEN FORUM

1. Tim Herring reported there had been potty accidents in the pool.
2. Restricting Number of Inflatable Toys at the Pool - After discussion, the Board decided to mention in a group email to restrict the size or keep an eye on the size of inflatables and use safety as a reason for this.

COMMITTEE REPORTS

Recreation – Tim Herring was present from the Recreation Committee. Tim stated that the one storm had blown over a tree in the pool area this tree had been removed. In addition to umbrellas that were left open had also broken and blown away. These umbrellas had been replaced. Tim asked the Board to post signs in the pool area, which stated “Umbrellas Down and Gate Closed.” After discussion, the Board decided to proceed with the signs.

ACC Committee – There was no one present from the ACC, the Board asked Lynn to contact Dan Conroy for possible membership on the ACC.

Finance Committee – This will be discussed under the Managers Report.

Landscape – It was stated that the nine dead and dying trees in the entry way were removed.

Entryway Redesign – As stated above, the nine dead or dying trees in the entry way were pulled.

Social Committee – There was no one present from the Social Committee. However the Board stated they would contact the Social Committee for the possibility of more events and the possibility of a Welcome Committee.

APPROVAL OF PRIOR MEETING MINUTES

The minutes from the June 21, 2004 meeting were approved with no changes.

MANAGER'S REPORT

Financials – Kate stated that due to a variety of issues, financials were not available. She also stated that the Board should receive financials around the 15th of the month.

Violations – Kate discussed the violation letters sent during June. After a discussion, the Board approved Kate sending a letter to 6749 Diamond Ridge Parkway in regards to no ACC.

Bids – Pool and Sport Court Knobs - Kate stated that R & L Maintenance had completed the work on the gate latch. The Board asked Kate and Jim to contact R & L Maintenance in regards to installing a full hood on both the pool and the tennis court gates.

Grounds Contract – Kate stated that Management Specialists, Inc. would be sending out grounds bids in late July early August.

OLD BUSINESS

Trail Along Diamond Ridge Parkway – Lynn stated that she and Lenn would meet with the town in regards to this project. The Board authorized a minimum payout amount of \$136,000.00.

Tree Spraying – Kate stated that this was placed on the project calendar to be done in February of 2005.

Pool Equipment Enclosure – Lynn stated that she would contact Eric a fellow homeowner for drawing of a possible pool enclosure.

Pump Station – Lynn stated that the water piping work had begun and that walls were being built around the station.

Brookwood Update – There was nothing to discuss in this particular category.

Prairie Dogs – Peggy stated that she would be attending the next committee meeting with the town. She also stated that there is a possibility this town will reclassify the prairie dogs as a nuisance.

Fine Policy Revision – After discussion, the Board decided to table this and look and possibly changing the documents at the annual meeting in December.

NEW BUSINESS

Grounds Contractor Decision – Lynn stated she had spoken with a representative from CLS and after discussion the Board decided to continue the current contract until it is up in October.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:45 p.m.

JW/ras/DRE