

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

SEPTEMBER 20, 2004

CALL TO ORDER

The meeting was called to order at 7:05 p.m. Representing the Board of Directors were Peggy Cottrell, Lisa Buckley, and Bill Pfeiffer. Representing Management Specialists, Inc. was Suzanne Burton.

OPEN FORUM

There were no participants for Open Forum.

APPROVAL OF PRIOR MEETING MINUTES

The minutes from the August 16, 2004 meeting were approved as written.

COMMITTEE REPORTS

Recreation Committee - Tim Herring was present and inquired about the status on the tennis court windscreen and surface repairs and the pool closing. He reported that the bathroom door in the pool area can not be closed and as this is where the pool furniture is stored, it needs to be fixed. Suzanne will act on this item as well as advise the Board when the pool will be covered and cleaned out for the winter.

Architectural Control Committee – Al Link was in attendance and updated the Board on recent and pending approvals.

Finance Committee – The Board decided to eliminate this committee from the agenda.

Landscape Committee – Al Link presented his report on approved and pending landscape plans.

Entryway Committee – The Board moved to postpone new curbing at the community entrance until the pump station relocation was complete.

The Social Committee – Planning will be started for the community Christmas Party.

MANAGER'S REPORT

Financials – August financials were reviewed and CD options were presented in order to transfer a portion of Association funds into higher yield accounts..

Covenant Violations – There were no violations to report. Suzanne will do a community drive through with AI Link to establish Board preferences for violation reporting.

Legal Status Update – The Orten & Hindman status report was presented to the Board.

OLD BUSINESS

Trail Along Diamond Ridge Parkway – The letter written to Lenn Haffeman restating the Association's request for 80% of the path installations cost, was responded to by a letter from Lenn's lawyer stating their terms and conditions for funding reimbursement. A copy of the letter will be sent to Orten & Hindman for their advice and results will be emailed to the Board.

The Entryway Project – The Board moved to postpone new curbing at the community entrance until the pump station relocation was complete. Suzanne will find out when replacement trees in this area will be planted as the Board has requested fall planting.

Pool Equipment Enclosure – Design for a pool and equipment enclosure is still forthcoming.

Pump Station – The Board decided to postpone discussion of a parking pad in this area until relocation of equipment in this area is completed.

Fine Policy Revision – The Board was advised that the policy may be revised and will consider increasing fine amounts.

Culvert Repairs on Path – CLS's bid for this repair was discussed and the Board requested they give us a "not to exceed" amount for estimated costs listed on their bid detail. Suzanne will contact CLS for this information.

Motion Detector / Security Lighting – The Board requested that Radiant Lighting visit the clubhouse at night before submitting their bid for a motion detector and directional lighting.

Master Insurance Coverage – Discussion of this coverage will take place at a future meeting.

2005 Budget / Reserve Plan – The Board will use the new Reserve Plan to prioritize future capital expenditures.

2004 / 2005 Grounds Contract – The bid from CLS and the lack of a bid from Douglas County Maintenance was discussed. The Board requested Suzanne obtain another bid and change the date in item number 4 of the CLS bid to reflect the correct date.

NEW BUSINESS

Hot Tub Heater – The Board moved to postpone repair of the hot tub heater until next spring.

Irrigation Fines – Fines were discussed and the Board was advised that the landscape contractor would be paying the fines.

Curb Installation – The Board moved to postpone installation of entryway curbs until pump station removal has been completed.

Crack Fill Path – This issue will be discussed at the next meeting.

Torn Windscreen Replacement – The Board moved to replace the torn windscreen panel and have missing metal links replaced on the existing screens and on the pool screen.

Tennis Court Surface Repairs – This item will be further discussed at the next meeting.

Tree in Pool Area Stability / Removal – This item will be further discussed when the bid from CLS is received.

CD Rates – Information presented to the Board will be further discussed pending fee information from the banks listed.

Street Signs – The Board requested a bid from The Signtist.

Clubhouse Paint – The Board requested bids for paint repairs on the doors and other areas that need touch ups.

Winter Irrigation Shut Down – Suzanne will find out when sprinklers will be blown out and the irrigation system shut off and winterized.

Annual Meeting Dates – The Board will try to obtain meeting space for a meeting either December 6th or 7th.

Future Agenda Items –

- Capital Improvements
- Christmas Party

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:05 p.m.

SB/mjs/DRE