

# **DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**OCTOBER 18, 2004**

### **CALL TO ORDER**

The meeting was called to order at 7:01 p.m. Representing the Board of Directors were Lynn Conroy, Peggy Cottrell, Audrey Shaneyfelt, and Bill Pfeiffer. Representing Management Specialists, Inc. was Suzanne Burton.

### **OPEN FORUM**

Randy Reed, Castle Rock Town Councilman, attended the meeting at the request of the Board of Directors. Discussed were the three upcoming ballot amendments, removal of the pump house, Brookwood, the speeding concern along Diamond Ridge Parkway, traffic congestion at the intersection of Crowfoot and Founder's Parkway, the general condition of Founder's Parkway, and the possibility of a Town no solicitation policy. The Board asked Randy to place a speed calculation sign/trailer on Diamond Ridge Parkway as a speed deterrent. Homeowners Marilyn Maltby, Dan Conroy, Keith Fuhrmann, and Frank Penn were also present.

### **APPROVAL OF PRIOR MEETING MINUTES**

The minutes from the September 20, 2004 were approved pending the correction of the spelling of Peggy Cottrell's name under "Call to Order."

### **COMMITTEE REPORTS**

Recreation Committee – Tim Herring was not present and there was no information presented

Architectural Control Committee – There was no information presented.

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

Entryway Committee – Audrey Shaneyfelt and Lynn Conroy performed a walkthrough with Dwayne of Douglas County Maintenance. Dwayne confirmed planting of the entryway trees this fall.

The Social Committee – A committee will be forming for Christmas party planning and Lisa Buckley has volunteered to chair the committee.

## **MANAGER'S REPORT**

Financials – September financials were reviewed.

Covenant Violations – Current violations were discussed and the Board requested that a violation letter be sent to 1530 Amber Court to remove the trailer stored on their property. Property 'For Sale' signs were discussed and the Board requests that signs not located on the actual "For Sale" property be removed.

## **OLD BUSINESS**

Pool Closure/Bathroom Door Repairs – The Board of Directors was advised that Management Specialists, Inc. was awaiting the bathroom door repair bid from SPCS.

Trail Along Diamond Ridge Parkway – The Board voted to have Orten & Hindman send a letter to Lenn's lawyer accepting Mahler Ranch Metro Districts funding agreement for sidewalk reimbursement.

Entryway Project – The Board of Directors was advised that entryway trees will be planted this fall.

Pool Equipment Enclosure – Lynn will talk to Steve Cole regarding this enclosure.

Fine Policy Revision – The Board voted to revise the Fine Policy with changes being:

- Third Notice fine increasing to \$200
- Fourth Notice fine added of \$400
- Fifth Notice being legal action

This Policy will be sent to all owners.

Culvert Repairs on the Path – The Board moved to accept the CLS bid as Todd has assured Management Specialists, Inc. that the price of repairs will not exceed his bid.

Motion Detector/Security Lighting – The Board requested a second bid to include the same specifications listed in Radiant's bid.

2005 Budget/Reserve Plan – The 2005 Budget and Reserve Plan was presented for the Board's review. The Board will advise Suzanne of their revisions/acceptance.

2004-2005 Grounds Contract – Arrowhead and Urban Farmer bids were rejected. The Board requested meetings with CLS and Douglas County Maintenance to review their bids. Management Specialists, Inc. advised the Board that a decision should be made quickly, as their current grounds contract has expired.

Crack Filled Path – The Board voted to postpone this issue until 2005.

Torn Windscreen Replacement – The Board voted to remove the ripped panel themselves and have the entire windscreen replaced in the spring of 2005.

Tennis Court Surface Repair – The Board moved to accept LER’s bid pending clarification of the work involved with this repair.

Tree in Pool Area Stability/Removal – CLS has recommended the removal of this tree and is sending their bid.

CD Rates – The Board does not want to invest in CDs at this time.

Street Signs – The Board requested an additional bid for new signs similar to Pradera’s signs.

Clubhouse Paint Repairs – Management Specialists, Inc. is awaiting a bid from SPCS.

Winter Irrigation Shutdown – The irrigation system will be shutdown by the new ground contractor as soon as the Board makes their final selection.

Annual Meeting Dates – December 7 was finalized as the meeting date. Suzanne has confirmed the Chambers Room at Douglas County Recreation Center from 6 p.m. to 9 p.m. for the meeting.

### **NEW BUSINESS**

Construction Traffic – The Board requested Suzanne contact Lenn regarding a no construction traffic agreement with Sapphire Pointe.

Irrigation Clocks – Douglas County Maintenance to provide cyclical irrigation clocks at no charge.

Pine Tree Health – Trees have been treated and sprayed and are healthy per the board.

### **FUTURE AGENDA ITEMS**

- Home business within the community
- Widening mail box accesses

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:45 p.m.

SB/dln/DRE