

# **DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**NOVEMBER 15, 2004**

### **SUBJECT TO BOARD APPROVAL**

#### **CALL TO ORDER**

The meeting was called to order at 7:03 p.m. Board members present were Lynn Conroy, Peggy Cottrell, Audrey Shaneyfelt, and Lisa Buckley. 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 October 18, 2004 meeting were approved as written.

#### **COMMITTEE REPORTS**

Recreation Committee – Tim Herring was present and had no new concerns to report.

Architectural Control Committee – Dan Conroy presented three new plans: lots 4, 9, and 22 that were conditionally approved.

Landscape Committee – As Al Link was not present, there were no updates presented. The Board brought up the issue of homeowners taking too long to complete their approved landscaping. Suzanne will find out from Al what type of documentation is submitted by homeowners when requesting Design Review approval. She will also design an acknowledgment form to be included in new homeowner documentation, signed by the homeowners, acknowledging that they have read and will abide by the design guidelines and complete their landscaping within the time frame provided by the guidelines.

Entryway Committee – Lynn stated that most of the trees have been replaced and that she will contact Douglas County Maintenance to find out when the remaining trees will be planted.

The Social Committee – Lisa will host Diamond Ridge's December 11<sup>th</sup> Christmas Party and is contacting homeowners to find interested volunteers to participate in the planning.

## **MANAGER'S REPORT**

Financials –October financials were reviewed and with no questions, the meeting proceeded.

Covenant Violations – Current violations were discussed. The Board requested that the homeowner on Diamond Ridge Parkway across from Amber Court be contacted to remove the dead scrub oak they have thrown on the common space in front of their lot.

## **OLD BUSINESS**

Pool Closure/Bathroom Door Repairs – Swim Time proactively repaired the door at no charge.

Trail Along Diamond Ridge Parkway – Lynn signed the letter from Lenn's lawyer accepting the terms for sidewalk reimbursement.

Entryway Project – Some of the dead trees have been removed from the entryway. However, additional trees need to be removed. Lynn will contact Douglas County Maintenance to find out when they will be removed. The Board requested a lighting vendor be contracted to monitor the entryway lighting and replace lights as needed.

Pool Equipment Enclosure – Lynn will have Steve Cole draw up his design for the enclosure so that it can be constructed in the spring of 2005.

Fine Policy Revision – The Board voted to proceed with the new policy after the amendment of letters 2-4 to state, "will assess" instead of "considering assessing" in the first sentence of paragraph two.

Motion Detector/Security Lighting – Since Colorado Lighting declined to submit a bid, Suzanne will contact another vendor for an additional bid. Lisa will also provide Suzanne with a name of another lighting vendor.

2005 Budget/Reserve Plan – The 2005 budget was approved pending transferring reserve funds from the Seal Coat Walking Trail to Community Events and establishing a Recreation Expense category.

2004-2005 Grounds Contract – Douglas County Maintenance was announced as the 2005 grounds contractor.

Tennis Court Surface Repair – The Board voted to accept LER's bid. After obtaining LER's opinion as to when the repairs should proceed, the Board wants to reserve a time slot for the work to begin. Suzanne will contact LER for this information.

Tree in Pool Area Stability/Removal – The Board wants an arborist contacted for their opinion on the stability of the trees. Suzanne will make this contact.

Street Signs – The Board is requesting a meeting with Vern at The Signist to discuss signage possibilities for the community so they can start the process of obtaining either sign repairs or new signs. Suzanne will contact Vern as soon as possible to set up the meeting.

Clubhouse Paint Repairs – These have been completed by SPCS.

Winter Irrigation Shutdown – The irrigation system was shutdown by Douglas County Maintenance.

Annual Meeting – The Annual Meeting will be held Tuesday, December 7, 2004 in the Chambers Room at Douglas County Recreation Center from 6 to 9 p.m.

Construction Traffic – Lenn has not responded to Suzanne's calls regarding the legal agreement for Sapphire Pointe which provides for no construction traffic to go through Diamond Ridge Estates. Suzanne will continue to attempt to reach him.

### **NEW BUSINESS**

Home Business Within the Community – The Board expressed concern regarding the excess number of cars parked in front of homes which operate home businesses. Suzanne will check the Covenants and, if prohibited, will send violation letters. One home is 5499 Sunstone and the other is 6749 Diamond Ridge Parkway.

Widening Mailbox Accesses – This issue will be addressed in 2005 after Diamond Ridge receives their check from the Maher Ranch Metro District.

Animal Droppings on the Nature Path – Lisa will speak to other homeowners to get a consensus on the severity of this issue.

Culvert Repairs on the Path – The Board has accepted CLS' bid for this repair and no work has been started yet. Suzanne is to check with CLS to find out when they will begin the work.

December 20, 2004 Board of Directors Meeting – The Board voted to cancel this meeting as the Annual Meeting will be held on December 7, 2004.

### **FUTURE AGENDA ITEMS**

No future items were discussed.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:10 p.m.

SB/dln/DRE