

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

MARCH 21, 2005

SUBJECT TO BOARD APPROVAL

CALL TO ORDER

Board members present were Lynn Conroy, Peggy Cottrell, Bill Pfeiffer, Al Link and Steve Knight. The meeting was called to order at 7:00 pm. Suzanne Burton was in attendance from Management Specialists, Inc.

OPEN FORUM

There were no homeowners present.

COMMITTEE REPORTS

Recreation Committee – Tim Herring reported on the condition of the tennis courts stating that the court gate was broken and needed repair. Dan Conroy advised the Board that the fence on the north end of the courts was leaning inward, apparently from wind damage. Suzanne will obtain bids to have these repaired.

Architectural Control Committee – Dan Conroy stated there had been 3 recent submittals and all 3 had been returned to the presenters for further revisions. Dan also stated that all home sites in Diamond Ridge had now been sold.

Landscape Committee – Al Link presented a report on current landscape submittals and advised the Board that homeowner Greg Miller would be joining him on the Landscape Committee.

Entryway Committee – Lynn received an estimate from Douglas County Maintenance for landscaping the area previously occupied by the pump house. The Board voted to accept this plan for \$14,622.

Social Committee – There was no report.

MANAGER'S REPORT

Financials – Suzanne presented the February financials. The Board had a question about the \$1,237.50 consulting fee, and Suzanne said she would get back to them on this charge.

The delinquency involving 856 Diamond Ridge Circle was discussed. Steve stated that the homeowner will contact him when he gets back into town at the end of March and advise him of his decision regarding payment of his past due balance. The Board advised the homeowner that they will remove late fees if he will pay his legal fee and that they request no further action from Orten & Hindman concerning this issue.

Covenant Violations – There were two violations to report: a request for holiday light removal and the Sunstone evening meetings causing congestion on the cul-de-sac. Suzanne will send out violation letters to new construction sites not complying with construction base driveway guidelines and the builder on Sunstone who has his construction dumpster on the street rather than on the property as the guidelines require.

OLD BUSINESS

Fine Policy Revision – The Board requested that the new Fine Policy be mailed to all homeowners separate from the newsletter.

Motion Detector / Security / Entryway Lighting – The formal bid from Powers Electric for \$2,000.00 for security lighting was accepted by the Board and a bid accept letter will be sent. The Board will decide on the bids received from Radiant Lighting and Colorado Lightscapes for entryway lighting.

Homeowner Design Review Acknowledgement – The Board voted to have this form included in the Diamond Ridge Estates new owner packet mailed by Management Specialists, Inc. Homeowners will be instructed to sign and return the form to Suzanne, who will forward a copy to Al for his records.

Home Operated Businesses – Lynn will contact Orten & Hindman to write a resolution clarifying community restrictions.

Newsletter – Marilyn Maltby's newsletter proposal was accepted by the Board. She will produce a bi-monthly newsletter and send it to Management Specialists, Inc. to mail to homeowners.

Pool Equipment Enclosure – Dustin Hershey will design the new pool equipment enclosure. The Board will have him sign Hold Harmless Waivers.

Tree in the Pool Area Stability/Removal – The Board voted not to have the trees pruned this year.

Street Signs Repairs – The Board requested that Suzanne obtain a bid from the Sigtist to have the missing street sign replaced.

Culvert Repairs on the Path – Lynn received a bid from Douglas County Maintenance for path repairs and the Board voted to accept the bid at an estimated cost of \$775.

2005 Pool Contract – The Board accepted Apollo Aquatics bid at a season cost of \$5615 and requested a meeting with Apollo before the pool opens to clarify their expectations.

Diamond Ridge Letterhead/Stationary – Peggy is working to finalize a new logo for the stationery.

Community Directory – The Board requested that this item be removed from the agenda.

NEW BUSINESS

Construction Period Regulations – Covenant violations regarding these regulations were discussed as more builders seem to be disregarding the construction base driveway requirement. Dan will talk to the builder, Palisades, regarding the home being built across from the Pfeiffer's and Suzanne will make sure all violators are sent the appropriate letters.

ADJOURNMENT

With no additional business to discuss, the meeting was adjourned at 8:55 p.m.

SB/dag/DRE