

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

APRIL 18, 2005

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 7:15 pm. Suzanne Burton was in attendance from Management Specialists, Inc.

OPEN FORUM

Dustin Hershey presented plans and bids for pool equipment enclosure (see Pool Equipment Enclosure for details).

APPROVAL OF PREVIOUS MEETING MINUTES

The March 21, 2005 minutes were approved by the Board.

COMMITTEE REPORTS

Recreation Committee – Tim Herring was present and participated in the Board's discussions regarding the pool and tennis court windscreen repairs. Tim requested, and the Board approved, his purchase of three new basketball hoops and nets to replace the existing equipment that is in need of repair. He also requested that the Board consider future expansion of the space around the pool, such as a trellised deck. The Board will monitor pool occupancy during this summer to see if such an improvement is warranted.

Architectural Control Committee – The Committee had no plans to discuss.

Landscape Committee – Al Link presented an update of landscape submittals and approvals.

Entryway Committee – Entryway landscaping was discussed (see Entryway Landscaping below).

Social Committee – There was no report from this Committee.

MANAGER'S REPORT

Financials – The March financials were discussed and Suzanne pointed out that the Association was currently well under budget for the year to date expenditures.

Covenant Violations – The two current “No Construction Based Driveway” violations were discussed. Suzanne will continue to monitor and address these violations.

OLD BUSINESS

Pool Windscreen Replacement – The Board requested the windscreen replacement be done per LER’s bid of \$600, and 6 boxes of the sturdier 120 pound break ties be ordered, as the Board will replace the windscreen ties themselves, to save the additional \$600 LER would charge to replace the ties.

Tennis Court Door / Fence Repairs – The Board requested information from LER on what is involved in repair of the tennis court fence on the north side of the courts. They agreed that the leaning fence should be repaired before the windscreens are replaced. Tim Herring volunteered to meet with LER regarding repair of the court gate. He suggested the windscreen be removed from the gate and will discuss with LER other options for repair. The Board requested the tennis court windscreens be vented at the top. Suzanne will contact LER to ensure this takes place.

Entryway Landscaping – Douglas County Maintenance has started the project of landscaping the area vacated by the pump house. They have planted trees in this area and the Board is pleased with the results. Douglas County Maintenance will also be replacing the dead trees in the entryway.

Fine Policy Revision – The new Fine Policy has been sent to all homeowners.

Motion Detector / Security /Entryway Lighting – The Board requested clarification on whether submitted bids for maintenance of entryway lighting include travel time. Suzanne will e-mail the Board with this information and the Board will decide on which bid to accept. The possibility of future additional entryway lighting was also discussed.

Homeowner Design Review Acknowledgment – The effectiveness of this form, its usage, and homeowner compliance in returning the form was discussed. The Board decided to leave the decision on the usage of this form with the Landscape Committee.

Home Operated Businesses – Lynn is contacting Orten & Hindman to write a resolution clarifying community restrictions. When the resolution has been accepted by the Board, Management Specialists, Inc. will send a letter to homeowners advising them of the new information.

Newsletter – Marilyn Maltby’s first community newsletter has been sent out and received by the homeowners.

Pool Equipment Enclosure – Dustin Hershey presented his plans and bid for building this structure and gave the Board a tour of the proposed equipment structure area. Additional lights and timers will be ordered for the enclosure. The Board voted to accept Dustin's proposal and projected bid for \$38,317. A final proposed budget will be drawn up and submitted to the Board. Dustin was also asked to bid on additional piping for a gas grill to the pool area. Hold Harmless Waivers were signed by Dustin to indemnify and hold harmless the Diamond Ridge Estate homeowners, the Board of Directors, and Management Specialists, Inc. from any claim arising from the services he is providing to the Association. Dustin does not currently have Workman's Compensation Insurance but will be obtaining it soon. When he obtains this insurance, he will send proof of his insurance to Management Specialists, Inc. The Board and Dustin met with Apollo Aquatics to discuss the pool equipment enclosure and are awaiting their bid on a new filtering system, venting the existing pool and hot tub heater, and the cost of a new pool heater. Suzanne will contact Apollo to obtain this information.

Street Sign Repairs – The Signtist will replace and install the missing street sign at Diamond Ridge Parkway and Diamond Ridge Circle.

Culvert Repairs on the Path – Douglas County Maintenance has been sent a work order for this repair.

2005 Pool Contract – Apollo Aquatics has been contracted for 2005 pool maintenance.

Diamond Ridge Stationery – Peggy will finalize a new logo for the stationery.

Construction Period Regulations – Suzanne will continue to monitor violators of this Covenant.

NEW BUSINESS

Signs Along Diamond Ridge Parkway – Two signs along Diamond Ridge Parkway asking drivers to keep their cars on the pavement are temporary signs and will soon be removed.

Streetlight Repair On Diamond Ridge Parkway and Annabar – Dan volunteered to investigate who is responsible for this repair and to contact the appropriate party to repair the toppled lamp.

Mailbox Area Concrete Extension – Lynn requested Suzanne obtain a bid to extend the asphalt around the mailbox areas. Lynn volunteered to meet the contractors on site to explain the Board's request.

Sales Office Parking Lot Blacktop Replacement – Lynn requested Suzanne obtain a bid to replace the asphalt on the sales office parking lot. Lynn volunteered to meet the contractors on site to explain the Board's request.

Air Conditioning Unit at Sales Office – Bill advised the Board that the air conditioner concrete pad is tilting. Dustin advised the Board that he will have his contractors, who will be working on the pool enclosure, make this repair.

Entryway Curbing – The Board requested Suzanne obtain a bid for curbing from the entryway to the first island on the south side of Diamond Ridge Parkway and just beyond the top of the hill on the north side.

FUTURE AGENDA ITEMS

There were no future Agenda items requested.

ADJOURNMENT

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