

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

June 20, 2005

DRAFT

CALL TO ORDER

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

OPEN FORUM

No homeowners were present.

APPROVAL OF PREVIOUS MEETING MINUTES

The minutes of the previous meeting were unanimously approved as presented.

COMMITTEE REPORTS

Recreation Committee – Tim Herring requested another bid for the tennis court gate as he spoke to LER and thinks a fence company might be more capable of repairing the gate. He suggested the Board get a bid from Acoma Fence. Tim will buy another basketball hoop to replace the old hoop. He reminded the Board that the new pool code is 1254. Tim also suggested that workout stations be purchased and placed along the walking path. The Board will consider this request.

Architectural Control Committee – Dan Conroy stated that there was no news to report at this time.

Landscape Committee – Al Link was not present; however, he updated the Board with his report by email.

Entryway Committee – The grass has finally taken, and is beginning to fill in.

Social Committee – There was no report from this Committee.

MANAGER'S REPORT

Financials – The May financials were presented and showed no excessive expenditures. The renewal of Citywide Bank's CD was discussed. The CD matures 6/23/05 and the Board voted not to renew it, and to put the approximate \$22,647.05 into their Reserve Account.

Covenant Violations – Current lawn and landscaping violations were discussed and the Board gave Suzanne a list of violations to pursue.

OLD BUSINESS

Pool Windscreen Replacement – The windscreen panel has been replaced.

Tennis Court Door / Fence Repairs – The leaning court fence has been repaired and the Board requested that Suzanne get an additional bid for the court door repair. The Board requested Suzanne get a quote from Acoma Fence.

Tennis Court Windscreen Replacement/Resurfacing – The resurfacing has been completed, and Suzanne will check with LER for an update on when the windscreens will be replaced.

Entryway Landscaping – Now that the water has been restored the landscaping is proceeding.

Entryway Lighting Maintenance – The Board voted to accept Radiant Lighting's bid for monthly maintenance.

Home Operated Business – Lynn and Dan met with Orten & Hindman who will write a resolution to define Diamond Ridge's covenant restrictions on home operated businesses.

Pool Equipment Enclosure – Construction of this structure is currently on hold pending the arrival and installation of the new pool heater.

Pool Equipment Bids – Recent pool equipment bids/expenditures were discussed, including the pool pump, heater, spa heater, and equipment enclosure. The Board was advised that these expenditures were expected to be approximately \$57,667.

Street Sign Replacement – The missing street sign at Diamond Ridge Parkway and Diamond Ridge Circle has been replaced.

Culvert Repairs on the Path – The repairs have been completed and Dan will talk to Douglas County Maintenance about cleaning up the area that has been repaired.

Diamond Ridge Stationary – Peggy will advise the Board when she obtains the final pricing information.

Mailbox Area Concrete Extension – The Board voted to accept Rocky Mountain Pavement's bid for concrete extensions of four mailbox areas for \$1,830.

Sales Office Parking Lot Blacktop Replacement – The Board voted to accept Rocky Mountain Pavement's bid for repairing the sales office parking lot surface for \$1,660.

Entryway Curbing – Rocky Mountain Pavement's installation of the new curbing will begin the week of June 20.

Erosion on Northwest Side of Tennis Court – The Board voted to accept Douglas County Maintenance’s bid for \$710 for this repair.

Sign Kiosks for Sapphire Pointe Development – Lynn advised the Board that the sign kiosk for Sapphire Pointe will not be placed on Diamond Ridge property as the Town does not allow a developer to advertise on a property other than the one being advertised. Len Haffeman will be advised.

NEW BUSINESS

Raised Crosswalk/Stop Sign on Diamond Ridge Parkway - As the Parkway is a public road a crosswalk or stop sign cannot be installed by Diamond Ridge Estates without further approval.

Water Violations – The recent water violation was discussed. Suzanne sent the violation notice to Douglas County Maintenance and Repair, and per Lynn, they are handling it with the Town of Castle Rock.

Community Newsletter – A community newsletter was discussed to update the homeowners on all of the existing and new projects taking place in the community. Items discussed for inclusion were: speeding in the community, pool rules, new pool equipment, tennis court repairs, the curbing project, mailbox extensions, and the new pool equipment enclosure. Marilyn Maltby will be contacted to find out if she is interested in producing another newsletter, and Peggy will further investigate possible article topics.

ADJOURNMENT

With no additional business to discuss, the meeting was adjourned at 9:00 p.m.