

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JULY 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.

APPROVAL OF PREVIOUS MEETING MINUTES

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

COMMITTEE REPORTS

Recreation Committee – Tim Herring replaced the basketball hoop and the strap in the middle of the tennis courts. The Board requested Suzanne contact Acoma Fencing to acquire a latch for the tennis court gate lock box.

Architectural Control Committee – Per Dan Conroy two plans were submitted, and both were returned requesting further information.

Landscape Committee – Al Link presented his report on homeowner landscape activity. He commented on homeowner correspondence he has received regarding the severity of the initial violation letter sent to homeowners and is requesting a less harshly worded revision of the letter. Dan Conroy stated that these letters were approved by the Board last year. Suzanne will send Al the existing letter, which he will re-write and send to the Board for approval. The newly amended Landscape Design Standards and Procedures were approved by the Board and Al will write the letter that will be included with the guidelines and mailed to all homeowners. Play sets and their new guideline restrictions were also discussed.

Entryway Committee – The entryway landscaping is proceeding.

Social Committee – Lynn suggested a neighborhood clean up day, to take place when the pool improvements are completed. A poolside barbeque was suggested as a part of the event.

MANAGER'S REPORT

Financials – Suzanne reviewed the June financials advising the Board that their matured Citywide Back CD of \$22,321.62 was put into their Reserve Account. She also showed the Board a general ledger report of their new capital reserve expense account, which details the funds received from the metro district. The report lists expenses withdrawn from the account, as well as the current balance, which is \$91,222.88 in the account. This report will be shown to the Board monthly to allow them to monitor these expenditures.

Covenant Violations – The situation involving no landscape submittals for 824 Diamond Ridge Parkway and 6792 Bronzite Way were discussed. Al volunteered to call these homeowners to discuss their need for landscape submittals. Lynn requested a letter be sent to 864 Diamond Ridge Circle for a large no solicitation sign they have in their driveway. Lynn also requested that all vacant lot owners calling about violations letters sent for mowing violation, be advised that if they wish, their lots can be mowed by the Association's contracted grounds maintenance vendor, DCMR, and they will be billed for the service. The issue at 1605 Moonstone Lane was also discussed regarding the homeowners request that the Association pay for repairs to his property, which he is claiming are from chlorinated swimming pool water leaking into his yard. The homeowner is requesting that the Association waive his assessments for the next three month as reimbursement for the damages he claimed were due to the swimming pool water. The Board unanimously agreed that these damages are not the responsibility of the Association, and the homeowner will be advised.

OLD BUSINESS

Tennis Court Door Repairs – The door has been repaired with the exception of the latching mechanism within the lockbox. The Board has requested Suzanne contact Acoma Fencing to get this repaired.

Tennis Court Windscreen Replacement – The windscreen has been replaced.

Entryway Landscaping – The landscaping is proceeding.

Home Operated Business – The resolution written by Orten & Hindman further defining Article X, Section 10.2 of Diamond Ridge Estates Declaration of Covenants regarding non-residential use of lots/home occupations, was unanimously approved by the Board and will be sent out to all homeowners.

Pool Equipment Enclosure – Construction of this structure will be completed after the new pool heater is received and installed.

Pool Heater – The pool heater was scheduled for installation July 18, however, as this did not take place, Suzanne will contact Apollo Aquatics to obtain the installation date.

Diamond Ridge Stationary – The stationary design has been approved and finalized per Peggy.

Mailbox Area Concrete Extension – These extensions have been completed.

Sales Office Parking Lot Blacktop Replacement – Rocky Mountain Pavement has patched the parking lot, and the crack fill, seal coat, and striping applications will be performed Friday, July 22. The nearby irrigation system will need to be turned off Thursday evening, July 21 and can be turned back on Saturday, July 23. During the repairs on Friday residents will not be allowed to park in the sales office lot.

Entryway Curbing – The curbing has been completed. One section of the curbing is cracked. Dan will call Rocky Mountain Pavement to have it repaired. Lynn and Dan Conroy have contacted Douglas County Maintenance and requested a bid from them to regrade, reseed, and replace the materials that were damaged during the curbing. They have also asked them to remulch the clubhouse areas.

Erosion on Northwest Side of Tennis Court – This repair will be completed by Douglas County Maintenance.

Sign Kiosks for Sapphire Pointe Development – This kiosk will not be placed on Diamond Ridge property as the Town of Castle Rock does not allow a developer to advertise on a property other than the one being advertised for sale.

Community Newsletter – The newsletter will be mailed to homeowner by July 18.

NEW BUSINESS

Insurance Renewal – The Board was advised that their insurance will be up for renewal at the end of the August. Lynn was asked to update any values of community property the Board felt necessary and return the information to Suzanne who will send it to the insurance company for a current quote.

Walking Path Repairs – Suzanne has requested a bid from Rocky Mountain Pavement for the crack fill repairs of the concrete path.

Pool/Clubhouse Area Septic Tanks- The Board requested Suzanne contact a vendor and have these tanks drained.

Community Water Pressure – Peggy contacted the Town about the lack of water pressure in Diamond Ridge Estates. The Town advised her that the problem could be due to the fact that the Town of Castle Rock's watering scheduled had almost half of the residents watering on the same days, and agreed to revise Diamond Ridge's watering schedules. Per Peggy, the Town will also limit visits by the water department enforcement agents, who fine residents for watering at incorrect times.

Solicitors – Steve reported that residents have recently been disturbed by door to door solicitors. The Board requested Suzanne contact the Signist to have a “No Soliciting” sign made similar to the green and white sign on Diamond Ridge Parkway which identified the community pool and tennis club. The sign must be extremely sturdy due to the high winds in the community. The Board stated that all residents are responsible for calling the police when they have solicitors. Steve suggested this be an item in the next newsletter.

Traffic on Diamond Ridge Parkway – Per Dan, the Maher Ranch development agreement with Diamond Ridge Estates, Item 9.05, limits construction traffic through Diamond Ridge Parkway. Lynn stated that Lenn Haffeman is violating this agreement and the Board will have Orten & Hindman write him a letter to advise him. Dan will forward the development agreement to Suzanne to be sent to Orten & Hindman.

ADJOURNMENT

With no additional business to discuss, the meeting was adjourned at 8:30 p.m.