

# **DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**SEPTEMBER 19, 2005**

### **CALL TO ORDER**

Board members present were Lynn Conroy, Peggy Cottrell, Al Link, and Steve Knight. The meeting was called to order at 7:00 p.m. Representing Management Specialists, Inc. was Suzanne Burton who was accompanied by Barbara Johnson, who was observing the meeting as part of her training.

### **OPEN FORUM**

Homeowners at 5499 Sunstone Lane and 470 Sapphire Drive attended the meeting to appeal violations for home-operated businesses. Both homeowners explained their businesses and the activities that necessitated regular visitation to their properties by clients/invitees, which has resulted in increased traffic and parked vehicle congestion within the community. The owner at 5499 Sunstone agreed to find another location for their home business meetings no later than the end of the year. The owner at 470 Sapphire Drive agreed to notify the Board of his solution to reduce/relocate their regular meetings.

### **APPROVAL OF PREVIOUS MEETING MINUTES**

The minutes were unanimously approved by the Board pending a change in the "Landscape Committee" paragraph to read, "6796 Diamond Ridge Parkway" rather than "6796 Diamond Ridge Circle."

### **COMMITTEE REPORTS**

Recreation Committee – Tim Herring was not present and there was no report from this Committee.

Architectural Control Committee – Dan Conroy advised the Board that one preliminary plan is currently being presented.

Landscape Committee – Al Link presented his report on landscaping submittals and activity within the community, pointing out three homeowner violations for tall weeds. Suzanne will notify the homeowners of 853 Diamond Ridge Circle, 609 Sand Rose Court, and 820 Diamond Ridge Circle of their violations.

Entryway Committee – Lynn notified the Board that the Town will be re-paving the entryway next week.

Social Committee – Lynn reported that although the summer pool picnic held last month went well, the Board of Directors may consider gearing next year’s picnic to a more adult crowd, as the majority of participants in this year’s gathering were children.

## **MANAGER’S REPORT**

Financials – As no financials had yet reached either the Board or Suzanne, there was no discussion of August financials.

Covenant Violations – Suzanne advised the Board that the only current violations were for homeowner-operated businesses. However, at the Board’s request, three violation letters will be sent to homeowners for having tall weeds on their property.

## **OLD BUSINESS**

Tennis Court Door Repairs – The tennis court door lock has been repaired.

Home Operated Business – The three homeowners with current violations have appealed to the Board. The homeowner at 6749 Diamond Ridge Parkway will relocate their business activities before the end of the year and the two remaining homeowners will advise the Board of their solutions for compliance.

Pool Equipment Enclosure – Per Dan Conroy, the enclosure will be completed by the end of the week, including the installation of surrounding landscaping. The Board is very pleased with the attractive, functional new enclosure. Dan Conroy stated that there is no water in the enclosure yet and that he will investigate the situation to come up with a solution.

Entryway Curbing – Rocky Mountain Pavement Maintenance will replace the curbing damaged during their initial installation.

Insurance Renewal – Although the Board is pleased with the policy savings and increased coverage offered by Lockton Insurance, Peggy expressed her dissatisfaction with the short time frame the insurance companies gave the Board to make their decision. Suzanne explained that the Master Policy offered by Lockton was new this year, and that could have explained why policy comparison information was not available in a more timely manner.

Walking Path Repairs – The Board is pleased with the path repairs completed by Rocky Mountain Pavement Maintenance.

Pool/Clubhouse Area Septic Tanks – The Board stated that despite the cleaning of the septic tanks, the odor in the clubhouse area has not yet been eliminated, and requested that Suzanne contact a plumber to go into the clubhouse crawlspace to further investigate the odor.

Solicitors – The Board is very pleased with the entryway “No Soliciting” sign made by The Sigtist and has requested Suzanne to order three additional double-sided signs. They will advise Suzanne of their decision for sign locations and she will notify The Sigtist.

Traffic on Diamond Ridge Parkway – Orten & Hindman’s letter regarding Article 9.05 of the Maher Ranch Development Agreement prohibiting construction traffic from another community from using Diamond Ridge Parkway has been received by the recipients designated by Lynn. Lynn has been contacted by Lenn Haffman, who is disputing the traffic prohibition.

2005-2006 Grounds Contract – The Board unanimously approved Douglas County Maintenance and Repairs’ bid for \$9,745 for the upcoming year’s grounds contract. Lynn Conroy will talk to them regarding what the Board considers the excessive cost of the weed/fertilization/insect section of their bid to see if this cost (\$2,270) can be reduced. Lynn and Dan will also address with them areas the Board feels that they have not maintained well this year, including some areas near the entryway.

Brookwood Easement Agreement – The Easement Agreement has been signed and the check for \$25,000 was received by the Homeowners Association and deposited into the Reserve Account.

## **NEW BUSINESS**

Pipes in the Pumphouse Area – Peggy was advised by Lynn that the white pipes visible in the vacated pumphouse area near the entryway will be removed.

Prairie Dogs/Voles/Rodents – Peggy’s concern regarding the increasing prevalence of prairie dogs and voles in the community was shared by the Board, who requested that Suzanne call Steve’s contact at Absolute Pests to inspect and treat the community for these pests, which include, according to Al Link, rats. Steve has contacted the Town to find options for treating the community’s prairie dog infestation and has volunteered to continue his investigation to find a solution to this problem.

Diamond Ridge Estates Newsletter – Peggy requested Board suggestions for articles to be included in an upcoming newsletter. She will contact Marilyn Maltby to find out if she is interested in continuing to produce the newsletter.

Board of Directors Expiring Term – Lynn advised the Board that her term as Director will expire at the end of the year and suggested that the Board begin to solicit for a new Board member. Suzanne will send Peggy a copy of the Board member interest form as a possible inclusion in the newsletter.

Annual Meeting/Budget Ratification Meeting – The Board advised Suzanne that they want their Annual meeting to be held in January 2006, therefore necessitating a separate Budget Ratification meeting before the end of the year. They reiterated their request at the beginning of the year to have budget comparison figures included in Diamond Ridge Estates’ 2006 budget presentation.

**ADJOURNMENT**

With no additional business to discuss, the meeting was adjourned at 9:25 p.m.