

# **DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**OCTOBER 17, 2005**

### **CALL TO ORDER**

Board members present were Lynn Conroy, Peggy Cottrell, and Al Link. The meeting was called to order at 7:05 p.m. Representing Management Specialists, Inc. was Suzanne Burton.

### **OPEN FORUM**

Homeowner Michelle Herring was in attendance for the meeting.

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

The minutes of the September 19, 2005 Board of Directors meeting were approved by the Board as written.

### **COMMITTEE REPORTS**

Recreation Committee – Michelle Herring was in attendance to represent this Committee. Per Michelle, Tim Herring will be replacing the pool ties previously purchased by the Board from LER.

Architectural Control Committee – Per Dan Conroy, one home is currently in the preliminary stage of architectural review and another property, 823 Diamond Ridge Circle, will soon be in the review process.

Landscape Committee – Al Link presented his report regarding landscape updates. Al requested 6792 Bronzite Way be sent a violation letter for late landscaping, and 853 Diamond Ridge Circle be sent a violation letter for weeds.

Entryway Committee – Lynn Conroy obtained a bid from Douglas County Maintenance and Repair to have thirty 12 to 16 foot Ponderosa pine trees planted on Diamond Ridge Parkway at a cost of \$28,480. The purpose of these trees would be to enhance the entryway and soften the views of the neighboring community, which is still under construction. This enhancement would be funded by the money received earlier this year by the Maher Ranch Metropolitan District, which stipulates that the money be spent by June 2006 on enhancements that would benefit the community. The Board discussed other options for spending the Maher Ranch funds and voted on this project as the best option. Al Link suggested that due to the cost of this project, another bid be obtained, and he will get another bid to present to the Board.

Social Committee – The Board decided on their annual Christmas party’s date of December 3<sup>rd</sup> to be held at Lynn and Dan Conroy’s home.

## **MANAGER’S REPORT**

Financials – The September financials were reviewed with Suzanne pointing out to the Board the main over budget expenses this month were Administrative Costs, which are due to two homeowner mailings, a Design Review document update, and the Grounds Repair-Other category, which included \$4,700 to Douglas County Maintenance and Repair for tree stake removal. Further questions regarding the financials were addressed by Suzanne. The Board expressed dissatisfaction that for the past two months, they have received no financials in the mail despite the fact that Suzanne had e-mailed the September financials to them. They decided against receiving the financials via e-mail because, when printed, the writing on these documents is very small and difficult to read. They asked Suzanne to find a solution to the current problem of receiving their financials and have the financials mailed to them in the future.

Covenant Violations – The Board reviewed the violation log that contained the three violations for home-based businesses, one for no construction-based driveway, and a few violations for overgrown weeds. The Board requested Suzanne send another violation letter to the owner at 820 Diamond Ridge Circle, as the weeds have not yet been removed.

## **OLD BUSINESS**

Home Operated Business – The Board requested Suzanne send letters to the three homeowners currently in violation of this covenant advising them that per their meeting with the Board at the September Board meeting, they have until the end of the year to comply with this covenant and move their businesses from their home location.

Pool Equipment Enclosure – Dan Conroy arranged to have water availability in this enclosure. Dan contacted Douglas County Maintenance and Repair to put a hose bib on the inside of the enclosure, so that next year they will be able to auto fill the pool.

Entryway Curbing – The Town of Castle Rock has repaired part of the entryway curbing. However, Rocky Mountain Pavement has not completed their requested curbing repairs/replacements. Suzanne will contact them to complete these repairs.

Pool/Clubhouse Area Septic Tanks – Suzanne advised the Board that a work order has been sent for a plumber to enter the crawlspace under the clubhouse and determined the reason for the odor coming from this area.

No Solicitation Signs – The new signs have been placed throughout the community. However, solicitation continues to be a community problem. The Board has advised all homeowners that received door-to-door solicitors to tell them there is a no solicitation policy within Diamond Ridge and they must leave the community. They will also be advised to call the police if they feel that any of the solicitors are objectionable or menacing.

Traffic on Diamond Ridge Parkway – The Board requested that Suzanne contact Orten & Hindman to see if they have heard from anyone at the Town regarding the letter they sent concerning traffic prohibition on Diamond Ridge Parkway.

2005-2006 Grounds Contract – The Board has spoken to Douglas County Maintenance regarding their \$2,270 fee on the new contract regarding weeds, fertilization, and insect control. The Board feels this cost is exorbitant. However, they have approved the grounds contract. Suzanne has sent a bid accept letter to Douglas County Maintenance.

Prairie Dogs/Voles/Rodents – Steve Knight was investigating a solution to this community problem. However, as he was not in attendance at this meeting, he will update the Board at the next meeting.

Diamond Ridge Estates Newsletter – As Marilyn Maltby will be moving from the community, she will not be helping to produce the next Diamond Ridge Estates newsletter. Peggy will be writing the newsletter and Michelle Herring will be helping her to format it. The Board discussed suggestions for articles to include in the newsletter.

Board of Directors Expiring Term – The Board will have three vacancies available to fill for the Annual meeting. The vacancies are Lynn Conroy, Peggy Cottrell, and Bill Pfeiffer. Bill's position is currently open as he has moved from the community. However, the Board made a decision to wait until the Annual meeting to elect a permanent Board member.

2006 Budget – Suzanne advised the Board that she is currently working on the 2006 proposed budget and will be presenting it to the Board in the next few weeks for their approval.

2006 Annual Meeting – The Board voted to have the 2006 Annual Homeowners Meeting on January 16, 2006 at 7:00 p.m. in the Castle Rock Recreation Center. Suzanne will reserve this facility.

Sign Kiosks on Diamond Ridge Estates Property – Lynn has spoken to Lenn Haffman and the Town regarding a sign kiosk he is proposing to place at the entrance of Diamond Ridge Estates to advertise property in the neighboring community. This would be a directional sign kiosk advertising various developments. Per the Town, Lenn is allowed to place this sign on the property. The Board was disturbed by this news and Al and Dan have volunteered to further investigate this issue to try to prevent the sign from being installed

## **ADJOURNMENT**

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