

# **DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**NOVEMBER 21, 2005**

### **CALL TO ORDER**

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

### **OPEN FORUM**

There were no homeowners present at the Open Forum.

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

Al Link noted that in the October 17 meeting the minutes will be corrected to say under Landscape Committee "Al requested 6792 Bronzite Way be sent a violation letter for late landscaping, and 853 Diamond Ridge Circle be sent a violation letter for overgrown weeds on the property. With this correction the Board voted to accept and approve the minutes.

### **COMMITTEE REPORTS**

Entryway Committee – A dead tree was removed from the entryway. The entryway has been marked to show where 38 trees will be planted by Douglas County Maintenance.

Social Committee – The Diamond Ridge Estates Christmas Party was discussed.

Landscape Committee - Al Link presented his report on landscape submittals and landscaping activity within the Community.

### **MANAGER'S REPORT**

Financials – The October financials were discussed, and 2005 Pool Supply expenses were an item of interest to the Board as they felt these costs were extensive. The collection situation at 6400 Sand Rose Court was also discussed. The house has been sold, and the Board would like to be sure that unpaid assessments are collected from the owner when their home is sold.

Covenant Violations – Current covenant violations were discussed, including late landscaping, mowing, weeds, and home operated businesses.

## **OLD BUSINESS**

Home Operated Business – Suzanne advised the Board that letters had been sent to 470 Sapphire Drive and 5499 Sunstone advising them that per their September meeting with the Board they had agreed to relocate their home based business by the end of 2005.

Entryway Curbing – Suzanne contacted Rocky Mountain Pavement Maintenance for an update as to why they have not repaired the damaged curbing, and was told they should have the repairs completed by the end of November.

Pool/Clubhouse Area Odor – The Board was advised that Total Plumbing, Inc. had been sent to investigate or repair the odor being emitted from below the clubhouse. However, Total Plumbing found several dead mice in this area. There were no water leaks found. Lynn advised the Board that she was told the odor could be coming from the sewer pipe, which is on top of the clubhouse, which does emit an odor from time to time and that making the pipe on top of the clubhouse taller could possibly alleviate the situation. The Board discussed this issue and decided that a taller pipe might not be feasible.

Traffic on Diamond Ridge Parkway – The Town's reply to Orten & Hindman's letter advising them that the construction traffic on the Parkway per Section 9.05 of the Maier Ranch Phase II Annexation and Development Agreement, is currently not being followed, was discussed. The Town stated that they would like to be notified if there is evidence that the restrictions on construction traffic are not being followed. Per the Board, this issue is still occurring. Lynn and the Board will attempt to gather evidence that the violation is occurring and present it to the Town.

Prairie Dogs/Voles/Rodents – Steve Knight is working on a solution to this community problem. He advised the Board there have been recent reports of plague in Parker. He stated if this situation reoccurs perhaps the Town will be more cooperative in approving a plan to rid the county of these nuisances.

Diamond Ridge Estates Newsletter – Peggy is preparing the newsletter. Suzanne will forward to her articles regarding a Board Questionnaire and Responsibility of Board members, along with other articles at Peggy's request.

Board of Directors Expiring Term – The Board is currently soliciting for a person to replace Lynn as her term expires at the annual meeting.

2006 Budget – The proposed 2006 budget was discussed. The Board had several questions regarding projected amounts for 2006. The Board requested another column on the budget summary page that lists 2004 actuals. They had changes for the current Reserve Plan, as some of the items on the Plan have already been completed. They requested Suzanne have these changes made. The Board will review the budget in detail and advise Suzanne of changes they would like made.

Sign Kiosks on Diamond Ridge Estates Property – The Board contacted the Town of Castle Rock to have the Town to remove the signs. Per the Town, Lenn Haffman has an easement on the property. The Board will verify with the Town the fact that this easement exists.

## **NEW BUSINESS**

Community Website – The Board was advised that the Diamond Ridge Estates website through Management Specialists, Inc. was activated on November 1. Homeowners can now access the site, and register for their password. An information sheet regarding the new website was included in the Board packet.

2006 Trash Contract – The Board voted to accept Suburban Wastes contact for a three-year contract agreement for a rate of \$8.50 per unit, per month, including recycling.

2006 Pool Contract – Suzanne presented pricing from Apollo Aquatics and Swim Time Learning Center for next summer's pool maintenance contract to the Board. The Board will review the pricing and decide on a maintenance vendor.

Lanyards for 2006 Pool Season – Lanyard options for the 2006 pool season were presented to the Board. The Board expressed interest in a lanyard to be worn around the neck and they would like to have one or two per household issued. They discussed having homeowners pay a deposit for their lanyard and paying a replacement fee if the lanyard is lost. Their preference for a lanyard would have the Diamond Ridge Estates logo with an address listed. A question was raised as to how long it would take to have a lanyard replaced if it was lost. Suzanne will check in to this and get back with the Board.

## **ADJOURNMENT**

With no additional business to discuss, the meeting was adjourned at 8:50 p.m.