

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DECEMBER 19, 2005

CALL TO ORDER

Board members present were Lynn Conroy, Peggy Cottrell and Steve Knight.

OPEN FORUM

There were no homeowners present at the Open Forum.

APPROVAL OF PREVIOUS MEETING MINUTES

Al Link notified the Board that in the November 21, 2005 meeting minutes, there was no mention of the Landscape Committee. Under Committee Reports please add: "Landscape Committee - Al Link presented his report on landscape submittals and landscaping activity within the Community."

With this correction to the minutes, a motion was made and accepted by the Board to approve the minutes.

COMMITTEE REPORTS

Recreation Committee – Tim Herring advised the Board that he would need more ties to tie down the pool windscreen that is ripped. Lynn has the ties and will provide him with a supply. Options were discussed on securing the windscreens and it was decided that the heavy-duty ties that are currently being used are the most effective method for securing these screens.

Tim reported the bottom of the tennis court gate has been bent by someone attempting to gain access to the courts without the door code.

Tim stated that two or three of the small trees in the pool area are dead and the Board will be addressing this issue in the spring.

Architectural Control Committee – There was no report from this Committee.

Landscape Committee – As Al Link was not at the meeting, there was no report from this Committee.

Entryway Committee – All, but four of the thirty trees that Douglas County Maintenance is planting for Diamond Ridge Estates have been planted. All trees will have a drip system for irrigation. The Board requested that this Committee be deleted from the Agenda as the entryway repairs/enhancements have been completed.

Social Committee – The Board stated that many favorable comments have been received about the Community Christmas Party graciously hosted by Lynn and Dan.

MANAGER'S REPORT

Financials – The November financials and expense items that seemed greater than expected were discussed, including Water/Sewer, Lien Fees, Grounds Improvements, Grounds Repair/Other and Pool Maintenance. These expenses were explained by Suzanne. The Board requested Suzanne investigate the discrepancy of Water/Sewer expenses for November, as this expense seemed high and the amount on the financials differ from the Expense Amount shown on the Check Register Report.

Covenant Violations – The current violations of home-based businesses and overgrown weeds were discussed. A letter was sent to the Board by the homeowner at 470 Sapphire Drive stating that the weekly meetings held at their home will no longer be taking place, therefore the violation will be removed.

The homeowner at 6792 Bronzite Way called regarding their violation of late landscaping. The homeowner stated they are having issues in their attempts to obtain trees and plants for their landscaping. Al Link will be notified and will contact the homeowner, if necessary.

Entryway Curbing – Suzanne advised the Board that she has contacted Rocky Mountain Pavement regarding the curbing repairs. Rocky Mountain Pavement found twenty-seven areas in need of repair and stated that they will perform the repairs once warmer temperatures and dry weather arrive. Rocky Mountain Pavement advised Suzanne that the work should be completed by the spring.

Pool/Clubhouse Area Odor – The cause of the odor was found to be coming from the pipes on top of the clubhouse, which were installed for the purpose omitting excess fumes.

Traffic On Diamond Ridge Parkway – The Board has been attempting to gather evidence to present to the Town to prove that the restriction on this traffic is not being followed. Al Link has made note of two violators, including the type of vehicle and the license plates and per the Board, will be reporting these to the Town.

Prairie Dogs/Voles And Rodents – Steve is investigating a solution of this community problem.

Diamond Ridge Estates Newsletter – Peggy and Michelle Herring have completed the winter 2005 newsletter and it should be mailed to homeowners this week.

Board of Directors Expiring Terms – The Board is soliciting new Board members to replace Lynn, whose term expires at the end of December and Bill Pfeiffer, who resigned from the Board. Peggy’s term will also be expiring and she has expressed a desire to serve another term.

2006 Budget – The 2006 Budget, which was approved by the Board, will be presented to the homeowners at the January 16, 2006 Budget Ratification Meeting. Payment coupon books will be ordered by Management Specialists, Inc. to reflect the first quarter assessment payment remaining the same \$252.00, and beginning with the second quarter of 2006, an assessment will increase to \$260.00 per quarter.

Sign Kiosk’s On Diamond Ridge Property – Lynn will check with the Town to verify that Lenn Haffman owns the easement where the signs have been placed.

2006 Pool Contract – Suzanne has obtained bids from two out of the three vendors contacted to bid for pool maintenance for the 2006 summer season. When the third bid has been received, Suzanne will present the information to the Board, who will select the vendor of their choice.

Lanyards For 2006 Pool Season – Suzanne presented the Board with options for identification lanyards for the 2006 pool season. Peggy volunteered to contact a friend of hers who should be able to find additional options and she will present this information to the Board.

2006 Lighting Maintenance Contract – Bids were presented from Radiant Lighting and Douglas County Maintenance for monthly maintenance at the entryway. A motion was made, seconded and unanimously approved by the Board to accept the Douglas County Maintenance contract bid of \$75.00 per month for a monthly lighting check in the community.

NEW BUSINESS

Senate Bill 100 New Policies/Procedures Review – Al Link had emailed questions regarding the Delinquency Policy to Lynn and his questions were answered by the Board. The Board is requesting the Book of Documents compiled by Management Specialists, Inc. be located at the Diamond Ridge Clubhouse so that all owners will have access to this information. They are also requesting a web link from Diamond Ridge’s current website to the Management Specialists, Inc. website, as well as a link from the Management Specialists, Inc. web site to their website. Suzanne will verify that this can be accomplished and report back to the Board.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:45 p.m.