

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JANUARY 16, 2006

CALL TO ORDER

The meeting was called to order at 8:25 p.m. Members present were Peggy Cottrell, Dan Conroy, Al Link, Steve Knight, and Kevin Rausch. Representing Management Specialists, Inc. was Suzanne Burton.

OPEN FORUM

There were no homeowners present at the Open Forum.

APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made, seconded and accepted by the Board to approve the previous meeting minutes.

COMMITTEE REPORTS

Recreation Committee – There was no report from this Committee.

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

Landscape Committee – There was no report from this Committee. Al link brought up the subject of dead trees on homeowner properties and stated he would investigate these issues and report his finding in next month's Board meeting Landscape Committee report.

Social Committee – There was no report from this Committee. It was discussed that AJ Taylor who is the head of the Social Committee will be contacted by the Board and encouraged to expand the scope of this committee.

MANAGER'S REPORT

Financials – As the year end Financials have not yet been finalized, there were no current financials to discuss. The Board requested Suzanne investigate last month's water/sewer charges. The Town of Castle Rock was contacted and advised Suzanne that Diamond Ridge Estates has two water meters; one is listed as Diamond Ridge Parkway and the other as the Clubhouse. The Town stated that the clubhouse is charged a monthly storm water fee of \$113.32, due to the fact that the building, sidewalks, and parking lot impede the flow of water, which adds to that meter's water expenses. Suzanne showed the Board a copy of the water bills along with a form printed off from the Town of Castle Rock's website to request an administrative review for the storm water utility fee. The Board requested that Suzanne email them a copy of this form, as they still believe the water bills from the clubhouse meter are excessive.

Covenant Violations – The now complied late landscaping violation for 6792 Bronzite Way was discussed along with two remaining violations for home-operated businesses. The Board requested these two owners, one at 6749 Diamond Ridge Parkway and the other at 470 Sapphire Drive, continue to be monitored for business meeting activity and sent violation letters and fines as necessary. Two owners were recently sent additional letters requesting they contact the Board with their intentions regarding their compliance with this violation.

The 832 Diamond Ridge Circle violation for high weeds was discussed. The Board of Directors stated that this violation should continue to be fined, regardless of the fact that the new owner closed on the property in December. The Board feels that if the overgrown areas of the property remain, the owner should be fined.

The Board was advised that the owner at 860 Diamond Ridge Circle was recently sent a letter stating it was the Board's decision that the fines incurred last year for failing to maintain his property, will remain on his account.

Entryway Curbing – Rocky Mountain Pavement has stated they will have their repairs completed by the spring, as they will need warmer temperatures and dry weather to successfully repair the damages.

Traffic On Diamond Ridge Parkway – The Town of Castle Rock had been contacted by Suzanne and by homeowner George Tocquigny advising them that restrictions on construction traffic were being violated, and presenting them with evidence of the violations including dates, times, license plate numbers and photographs. The Board advised that George Tocquigny will continue to address this issue with the Town, and have called upon homeowners to contact Gary Kranse from the Town to report further violations in hopes that the Town will recognize the scope of these violations and work with the community to come up with a solution.

Prairie Dogs/Voles And Rodents – Steve is working with the Town to find a solution to this community problem.

Sign Kiosk's On Diamond Ridge Parkway – Lynn will verify with the Town that Lenn Haffmen owns the easement where the signs have been placed.

2006 Pool Contract – A bid comparison report containing three bids for the 2006 pool season was presented and reviewed by the Board. They have requested that Swim Time TLC and Team Colorado attend next month's Board meeting to discuss their bids and community expectations.

Lanyards For 2006 Pool Season – Peggy has contacted an acquaintance who will provide her with additional information concerning Lanyard options, will obtain a catalogue of these options, and will bring it to the next Board meeting.

Election Of Officers – The three Board of Directors elected at the Annual Meeting to serve two-year terms were Peggy Cottrell, Kevin Rausch, and Dan Conroy. Officer elections were held and Peggy Cottrell was elected to serve as President, Al Link as Vice-President, Dan Conroy as Treasurer, Kevin Rausch as Secretary, and Steve Knight as member at large. Bank signature cards will be obtained by Suzanne and brought to next month's meeting.

SB 100 New Policies and Procedures – The Board has approved and signed the seven Policies and Procedures as written by HindmanSanchez.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:10 p.m.

SB/tt/DRE