

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

MARCH 20, 2006

CALL TO ORDER

The meeting was called to order at 7:00 p.m. Members present were Peggy Cottrell, Al Link, Steve Knight, Dan Conroy, and Kevin Raasch. 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 as written.

COMMITTEE REPORTS

Recreation Committee – Tim Herring, who was not present, emailed his committee report to the Board. His report included:

- The new pool and tennis court gate code of 4521
- Questions regarding the opening day for the pool
- The scheduling of a spring neighborhood cleanup
- The possibility of a barbeque party after the cleanup
- A question regarding card keys for the pool and court gates

Tim and Dan will install the ties on the torn pool windscreens.

Architectural Control Committee – There were no new submittals to discuss.

Landscape Committee – Al presented his committee report and asked Suzanne to rescan the new Landscaping Guidelines, correcting Greg Miller's phone number on the document.

Social Committee – There was no report from this committee.

MANAGER'S REPORT

Financials – The February 2006 Financials were discussed. Suzanne explained that greater-than-expected inflow and less-than-expected expenses have put the Association in a positive cash flow position. The Board questioned the Administrative expenses, which have been greater than budgeted for 2006, and requested that Suzanne obtain a breakdown of these charges for January and February.

Covenant Violations – The two current violations for overgrown weeds on vacant lots and the two violations for off-leash Sunstone dogs were discussed. Al has spoken to one of the vacant lot owners, explaining the Board's position on lot maintenance.

OLD BUSINESS

Traffic on Diamond Ridge Parkway – The Board will continue to work with the Town to reduce the construction traffic on the Parkway.

Prairie Dogs, Voles, and Rodents – The Board is waiting for an effective solution from the Town to eliminate this community problem.

2006 Pool Contract – Bob Robinson of Alligator Spa and Pool Services attended the meeting to present his bid for the 2006 season and answer the Board's questions regarding Alligator's services. The Board voted to accept Swim TLC's bid for a two-year contract, at a cost of \$9,693.00 per year.

Lanyards for 2006 Pool Season – Peggy is gathering information on a pool card system and will present her findings to the Board when she receives the information.

Winter Watering – Douglas County Maintenance has completed their winter watering project of the entryway trees.

Street Sign on Diamond Ridge Parkway and Amber Court – The street sign/pole that was knocked down by a construction vehicle has been replaced and the Signist will replace the missing Amber Court sign.

Architectural Review Fee Increase – The Board voted last month to increase the architectural review fee of \$200.00 to an hourly fee of \$150.00 per hour, to be paid before final plan approval is given. The increase is to coincide with the current cost of consulting fees involved in the reviews, and Suzanne has sent a letter to Lenn Haffeman advising him of the Board's decision.

Clubhouse Utility Fees – Per HindmanSanchez, the Board can request the sales office to pay utility costs associated with meters located near the clubhouse. Per Dan, Diamond Ridge Realty paid \$1,350.00 in 2004 for rental of the clubhouse and no fees have been paid since then. Suzanne showed the Board a chart showing 2005 water and electric expenses paid for clubhouse meters. At the Board's request, Suzanne will obtain 2005 gas charges for the clubhouse meter as well.

Insurance Renewal – The Association's policies with Lockton renew April 1, 2006 and renewal quotes were presented to the Board. The Board requested increased coverage costs for fencing and other amenities, including the pool equipment and structure. Suzanne will contact Lockton to make these changes and notify the Board of any increased premiums.

Sign Kiosk at the Entryway – The Board discussed their dissatisfaction with the sign and whether to pursue the removal of the sign.

Community Directory – Michelle Herring has completed and mailed the new Diamond Ridge Estates directory, which includes advertising this year that funded the cost of the directory. The Board discussed the advertising fees and will find out where the fees will be applied.

Clubhouse Occupancy – The Board discussed future community utilization of the clubhouse and requested that Suzanne write a letter to Lenn Haffeman asking his intentions as to when he will be vacating this facility. This would give the Board a better idea of when to begin their planning for its future use.

Diamond Ridge Legal Documents – The Board discussed the illegibility of their legal documents and the possibility of having them retyped. Steve volunteered to find someone who will undertake this process for a reasonable fee.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 10:00 p.m.