

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

APRIL 17, 2006

CALL TO ORDER

The meeting was called to order at 7:15 p.m. Members present were Peggy Cottrell, Al Link, Steve Knight, and Kevin Raasch. Representing MSI 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 March 2006 meeting minutes with the following change:

- Under "Recreation Committee", change the new pool and tennis court gate code to "4521".

COMMITTEE REPORTS

Recreation Committee – There was no report from this committee, as Tim Herring was not present. Tim is recuperating from multiple surgeries due to a skiing accident.

Architectural Control Committee – There were no information, as Dan Conroy was not present.

Landscape Committee – Landscape Committee member Greg Miller presented his report on the Committee, updating the Board on the following:

- 6798 Diamond Ridge Parkway
- 823 Diamond Ridge Circle
- 990 Diamond Ridge Circle
- 1012 Diamond Ridge Circle

Social Committee/Events – The community spring cleanup has been scheduled for Saturday, May 20, 2006 at 9:00 a.m. Suburban Waste will provide a trash receptacle to be located near the tennis courts and homeowners are asked to bring rakes, tractors, and other equipment to be used in the cleanup.

The prospect of a community barbeque is also being considered. Peggy suggested to the Board that she would like to investigate the possibility of swimming lessons being provided to the children in the community by an outside vendor. She will contact Swim TLC for their suggestions and advise, and a notice will be placed on the mailboxes asking interested homeowners to contact the Board.

MANAGER'S REPORT

Financials – The March 2006 financials were discussed. Suzanne explained the greater-than-expected expenses, including Grounds Improvements, Grounds Repair, and Legal Fees, and the more-than-expected inflow, which was a result of prepaid assessments. The Board discussed that a number of the expense items budgeted for 2006 seemed to be projected at unreasonably low figures. Suzanne suggested that these figures be carefully reviewed when the Board begins formulating the 2007 budget in the fall.

The Legal Status Report was discussed and the Board requested Suzanne contact HindmanSanchez to find out the cost for proceeding with foreclosure of 856 Diamond Ridge Circle.

Covenant Violations – The current violations include two open violations for overgrown weeds and two violations for unruly Sunstone dogs.

The owner at 860 Diamond Ridge Circle has contested their ongoing violation for weeds, stating that the area along his property line is County right-of-way property and not his responsibility to maintain. Al Link has contacted the owner and clarified the Board's position and the legal documents regarding property maintenance, stating that he must trim the shrubs on the front of his property.

Traffic on Diamond Ridge Parkway – Randy Reed, Town Councilman for District 2, was invited to attend the meeting to discuss the community's ongoing issue with construction traffic on Diamond Ridge Parkway. The Board requested that the Parkway be closed to through-traffic for one to two weeks, in hopes that a temporary re-routing of this traffic would discourage some of the traffic in the future. Randy advised the Board that this would not be a viable solution, as you cannot block access to a public road. The Board expressed the community's concern for safety of the residents and their children walking along the Parkway and crossing the Parkway to use the tennis and pool facilities. Possible deterrents suggested were stop signs, speed bumps, and getting the Town Police involved to enforce the speed limits. Randy agreed to contact the Town to try to find a solution.

Prairie Dogs, Voles, and Rodents – Treatment of the prairie dogs in the common areas of Diamond Ridge Estates apparently extended on to Town property, resulting in a Town Animal Protection Officer contacting Steve, Jeff (with Absolute Pest Control), and Suzanne to request a written explanation of the incident from each. HindmanSanchez was contacted and advised the Association was advised that all further Town contact regarding this situation be directed through Loura Sanchez.

OLD BUSINESS

2006 Pool Contract – A two-year agreement with Swim TLC was finalized for an annual contract rate of \$9,693.00.

Lanyards for 2006 Pool Season – Peggy has researched lanyards and the Board has decided that this route for identifying eligible residents may not be effective. Peggy will obtain additional information on a recessed opening knob that cannot be accessed by reaching over the fence. Multiple changing pool codes was an option that was also discussed.

Street Sign on Diamond Ridge Parkway and Amber Court – The street sign/pole at Amber Court and Diamond Ridge Parkway, which was knocked down by a construction vehicle, is being repaired by the Signist. The Signist has removed the pole in order to complete the sign repairs.

Clubhouse Utility Fees – A listing of 2005 utility fees paid by the Association for the clubhouse meter was presented to the Board. The total paid last year for gas, electricity, and water was \$9,732.48. Steve volunteered to contact Lenn Haffeman and ask him to pay part of these fees in the future.

Insurance Renewal – After reviewing Lockton Insurance’s renewal proposal, the Board voted to renew the Association’s policy with Lockton for an annual premium rate of \$3,273.62.

Sign Kiosk at the Entryway – The Board decided not to pursue this issue at this time.

Clubhouse Occupancy – The Board has begun discussion on the future utilization of the clubhouse when the sales office is closed. Lenn has advised Steve that he expects to vacate the sales office around the first quarter of 2007.

Diamond Ridge Legal Documents – Steve agreed to find someone who will retype the Association’s legal documents for a reasonable fee, as the Board is concerned about the illegibility of their current documents.

NEW BUSINESS

Community Newsletter – The newsletter written by Peggy and formatted by Michelle Herring will be mailed to homeowners this week.

Website – Peggy brought her suggestion of upgrading the community website, www.diamondridge.org, to the Board. She stated that the current site does not reflect the image of the community and has not been updated in a long time. She has discussed the situation with Kevin, who volunteered to take on the project of updating the site. Kevin showed the Board examples of other community websites, and he will continue to research ideas suitable for the Diamond Ridge site. The Board will develop ideas on how they want the site to look.

Management Contract – The Board has been mailed the MSI renewal contract. They will review the contract and make a decision at next month’s meeting.

Audit – Brashier and Foss will be conducting the Association’s biannual audit.

Missing Entryway Sign – The street sign for Diamond Ridge Parkway and Crowfoot Valley Road was knocked off its pole and found on the ground by Peggy. The Board will find out from Dan Conroy who made this sign and will contact the vendor to obtain the cost for repair.

Storm Water Utility Fees – Peggy is requesting that the Town review the storm water utility fee that they charge for the water meter located near the sales office. She will fill out and submit to them the administrative forms necessary for their review. She asked the Board where she could find the area plan for impervious services, which would show a detail of the area the Town lists as impervious. Peggy will continue to try to locate this document.

Reverse 911 Service – Peggy would like to investigate this service for the community. Suzanne will find out the availability of this service and advise the Board.

Board Meeting Information Packets – To decrease expenses and save trees, the Board voted to eliminate the previous meeting minutes, Agenda, and Manager’s Report currently brought to the meeting and included in their Board packets. This information is additionally emailed to the Board and they advised Suzanne that, beginning with next month’s meeting, they will print out their copies and bring them to the meeting.

Diamond Ridge Estates Irrigation as Built – Suzanne advised the Board that at Douglas County Maintenance’s request, she had spoken to Heather at the Town regarding their need for these documents. Per Heather, each association with large common areas must submit a copy of their original irrigation as builds to the Town before the irrigation system is turned on. Should they not have the documents, the Association must advise the Town in writing when they will obtain or have drawn the documents. As having new documents drawn up is an expensive process, the Town is giving associations three years to produce the plans. Suzanne has contacted Lenn to find out if he has the documents and Steve, who will be meeting with him in a few days, will remind him of the Association’s need for these plans.

“No Construction Traffic” Sign – The Board requested Suzanne contact the Signist to obtain a bid for a large entryway sign saying “Absolutely No Construction Traffic Through Diamond Ridge”. They would like the sign to stand out at the entryway in hopes of deterring further construction traffic. They would also like a very large, two-sided sign with the same message to be posted at the top of Diamond Ridge Parkway, at the entrance to Sapphire Pointe. Suzanne will contact the Signist for their bid once she receives the requested sign dimensions from Steve.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:55 p.m.