

# DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

JUNE 19, 2006

### CALL TO ORDER

The meeting was called to order at 7:00 p.m. Members present were Peggy Cottrell, Dan Conroy, and Steve Knight. Representing MSI was Suzanne Burton. Homeowner Peter Kyte was also present and requested to observe the meeting.

### 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 May 15, 2006 meeting minutes as written.

### COMMITTEE REPORTS

Recreation Committee – As Tim Herring was not present, there was no report from this Committee.

Architectural Control Committee – Per Dan, there were no new projects to review.

Landscape Committee – As Al was not present, there was no report from this Committee.

Social Committee/Events – The swim lessons organized by A.J. Taylor have been well received by the community, although attendance is less than expected. The Committee is planning a summer picnic, to be held on Saturday, July 15<sup>th</sup>, at 1:00 p.m.

### MANAGER'S REPORT

Financials – The May 2006 Financials were discussed. There were no expenses that were substantially more than expected and inflow was within a few dollars of what was budgeted. Expenses for pool chemicals and legal fees were the main expenses that were over budget.

The Board requested Suzanne investigate CD rates for \$50,000.00 of their Reserve Funds, to include a six-month CD for \$25,000.00 and a twelve-month CD for \$25,000.00. Suzanne will also find out early release penalties for the CDs.

The Board voted unanimously to begin foreclosure proceedings for the owner on Diamond Ridge Circle.

Covenant Violations – Peggy joined Suzanne for her inspection tour of the community last week and the current covenant violation report was discussed. Current violations consist of overgrown and brown lawns, a boat, and an RV.

## OLD BUSINESS

Construction Traffic on Diamond Ridge Parkway – The Town installed three “No Construction Traffic” signs on Crowfoot Valley Road, one on either side leading to the entryway and one at the entryway. The Board has seen no difference in the traffic so far but, as the signs were just installed last week, they will give the signage a chance to prove effective in preventing construction traffic on the parkway.

Pool Entry Options – A “knob guard” has been placed over the inside pool gate knob to prevent anyone from reaching over the gate to gain entry. The Board stated that, so far, this has been effective.

Clubhouse Utility Fees – Dan stated that fees and timing for proposed payments by Lenn were discussed at the last Board meeting. A Board decision was made to request that Diamond Ridge Realty pay utility fees for the gas and electric meters serving the clubhouse. They are requesting that Lenn pay electric costs for September through May, half of June through August’s usage, as well as for gas usage for September through May. Suzanne was asked to send a letter to Lenn advising him of their decision. .

Diamond Ridge Legal Documents – The illegibility of the legal documents and the possibility of having them retyped is being discussed by the Board. Steve will find someone to undertake this task for a reasonable fee.

Website – Peggy and Kevin are collaborating on the redesign and upgrade of the Diamond Ridge Estates website, [www.diamondridge.org](http://www.diamondridge.org). Kevin is making progress on updating the site, which the Board agrees still needs a great deal of work. Community photos for the site were discussed and the Board will investigate options to enhance the site’s visual displays.

Management Contract – The renewal agreement with MSI has been signed by the Board and forwarded to MSI’s corporate office in Broomfield.

Audit – The Board was given the preliminary audit to review and will sign and return it to Suzanne.

Missing Entryway Sign – The Board voted unanimously to have the Signtist repair and replace the missing street signs at Crowfoot Valley Road and Diamond Ridge Parkway.

Storm Water Utility Fees – Suzanne will contact Lenn to find out if he has the area plan for impervious services, which will show details of the area the Town lists as impervious. This will assist the Board in their request to the Town to review the storm water utility fee charged to the Association for the meter, which is located near the sales office.

Irrigation As Builds – Suzanne will contact Lenn to see if he has located these documents, which both Dan and Steve have requested he provide.

Swimming Lessons – The lessons organized by A.J. Taylor have been well received by the community, although attendance is not what was expected. The Board has discussed the necessity of having a lifeguard present during the lessons but has decided that, as the classes only consist of a maximum two children per lesson, a lifeguard is not necessary.

Community Directory – Peggy has asked Michelle Herring to create a proposal for continuing to produce the directory. Advertising options and production cost responsibilities were also discussed and Suzanne was asked to investigate how other MSI associations handle the production of their directories.

## **NEW BUSINESS**

Pool Noise Complaint – An owner on Moonstone has complained twice about noisy teenagers in the pool very late at night and has suggested that the Association consider establishing pool hours. The Board discussed the issue and voted that the pool remain open 24 hours per day, seven days per week. They stated that homeowners experiencing pool or tennis court disturbances late at night should contact the Castle Rock Police Department and report the offenders as disturbing the peace.

Meeting With the Department of Agriculture – Steve and Suzanne met last month with a representative from the Colorado Department of Agriculture to discuss the prairie dog removal. The purpose of the meeting, which was held at HindmanSanchez’s office, was to find out if Department of Agriculture regulations had been followed by the pest control vendor. The prairie dogs are back in the previously treated area and the Board will consider how to pursue the issue with the Town.

DCMR Landscape Maintenance Issues – Dan has met with Douglas County Maintenance and Repair to express his dissatisfaction with their lack of attention to weeds in the common areas, including the entryway, islands, and walking path. He will be meeting with John, their Account Manager, to further discuss the issue. Dan will also ask DCMR to replace the side post that they destroyed when using the driveway at 1656 Diamond Ridge Circle as a turnaround. They also dropped large amounts of oil in the owner’s driveway and they will be asked not to use this driveway as a turnaround when in the community.

Sidewalk Agreement Funds – The Board met in an Executive Session and voted to spend the remainder of these funds, as well as some of the Brookwood agreement funds on landscaping improvements, which will include plant replacements near the entryway, new shrubs in the center islands, annuals for the entryway, perennials for the beds, and general cleanup, mulching and pruning, etc. for the pool area and center islands. The total amount the Board approved was \$31,942.00, which does not include pruning at a cost of \$35.00 per man, per hour. The bids from Douglas County Maintenance and Repair for these improvements were approved and signed by the Board.

## **FUTURE AGENDA ITEMS**

- The City of Boulder document brought to the meeting by Dan and how the Board will pursue the situation described in this document

## **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 8:30 p.m.