

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JULY 17, 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 MSI was Suzanne Burton.

OPEN FORUM

The homeowner at 6411 Sand Rose Court was in attendance to discuss his covenant violation for lawn maintenance and a utility trailer on the property. The owner is beginning a landscaping project that will improve the appearance of his property.

The homeowner at 5720 Diamond Ridge Parkway attended the Open Forum also to discuss his dissatisfaction with the Brookwood construction project, which, due to construction traffic using an access road close to his home, rather than the main construction road, produces a good deal of dirt and noise. The owner stated that the construction often begins at 6:40 a.m. and wanted clarification on the timeframe, including hours and days of the week, that construction is allowed. Peggy is awaiting a call back from the Town to obtain clarification regarding construction access and time of operations for the Brookwood Development process.

APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made, seconded and accepted by the Board to approve the June 19, 2006 meeting minutes, pending a correction on page 2, correcting the Agenda item to read, "Irrigation as builds" and to change the amount on page 3, under "Sidewalk Agreement Funds" from \$21,942.00 to \$31,942.00.

COMMITTEE REPORTS

Recreation Committee – In Tim Herring's absence, the Board reported that one of the pool umbrella/tables had buckled. The Board prefers to wait until next year to have it replaced; however, in efforts to ensure a matching umbrella/table is found, they will ask Tim to research a replacement now. Dan stated that the pool pump house will need some re-piping and the Board will ask Swim Time TLC for a quote in the fall.

Architectural Control Committee – There were no submittals to discuss.

Landscape Committee – Greg Miller discussed landscaping submittals for 839 Diamond Ridge Circle, 6411 Sand Rose Court, 1691 Moonstone, 6695 Diamond Ridge Circle, 6798 Diamond Ridge Parkway, and 823 Diamond Ridge Circle.

Social Committee/Events – The summer barbeque was recently held poolside, and the Board congratulated Dan and Lynn Conroy on a job well done. A new grill was purchased for the event and the Board decided to charge a \$25.00 refundable deposit for future homeowner use of the grill. The Board will ask AJ Taylor from the Social Committee to handle the deposit and refund process for those owners requesting to use the grill.

MANAGER'S REPORT

Financials – The June 2006 Financials were discussed. Suzanne pointed out that, although there were a few more expenses than planned, there was more inflow received, so the Association financials are in a positive position.

The Board voted to transfer \$50,000.00 from their Reserve Account into a three-month CD, which, as of the meeting, was earning 5%. The remainder of the account will be placed into a no-account-fee money market fund, which, as of today, was earning 4.68%. The money market fund allows checks to be written out of the account. When the three-month CD matures, the Board will consider a longer term CD, should rates become more lucrative.

HindmanSanchez has begun the judicial foreclosure process of 856 Diamond Ridge Circle.

Covenant Violations – Al has exchanged email correspondence with 860 Diamond Ridge Circle regarding the mowing of tall grasses and weeds at the end of their property near the road. The Board requested Suzanne send a letter to 1289 Diamond Ridge Circle, advising them that they need to submit a plan for their play set, and Dan will talk to the owner at 1527 Diamond Ridge Circle regarding the non-approved structure in their backyard. The Board requested Suzanne investigate and report the dead tree and front yard weeds at 5423 Sunstone, and continue to monitor the violations at 6411 Sand Rose Court, 830 Sapphire Drive, and 663 Sapphire Drive.

OLD BUSINESS

Construction Traffic on Diamond Ridge Parkway – Per the Board, there has been no significant reduction in construction traffic.

Clubhouse Utility Fees – Suzanne advised the Board that, per their request, a letter was sent to Lenn Haffeman requesting that Diamond Ridge Realty pay all of the electricity costs for the meter located near the clubhouse from September through May, and one-half of the costs for June through August, as well as all of the costs for gas from September through May. Based on the 2005 expenses paid by the Association, these costs should be about \$1,761.00 for electricity and \$1,430.00 for gas.

Diamond Ridge Legal Documents – Due to the illegibility of the legal documents, the Board will continue to research the possibility of having their legal documents retyped.

Website – Peggy and Kevin are collaborating on the redesign and upgrade of the Diamond Ridge Estates website, www.diamondridge.org. Per Kevin, the site is in the last round of changes and will soon be updated.

Audit – The Board signed and approved the audit and review conducted by Brashier & Foss, CPA, PC.

Missing Entryway Sign – The sign at Crowfoot Valley Road and Diamond Ridge Parkway has been repaired and reinstalled.

Storm Water Utility Fees – Suzanne has contacted 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, and is awaiting his response. 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 located near the sales office. Dan will also try to contact Lenn to locate the document.

Irrigation As Builds – Suzanne is awaiting a reply from Lenn to find out if he has these documents. Dan will also try to contact him to locate the documents.

Community Directory – Peggy has asked Michelle Herring to create a proposal for continuing to produce the directory.

DCMR Landscape Maintenance Issues – Dan met with Douglas County Maintenance and Repair to discuss the Board’s dissatisfaction with their lack of attention to weeds in the common area, including the entryway islands and walking paths. They will begin spraying the walking path area for weeds and mowing a strip along both sides of the path.

NEW BUSINESS

Prairie Dog Solutions with the Town – The Board will monitor Town discussions of the Castle Rock prairie dog situation and contact them when they feel it is appropriate.

Newsletter – Peggy is soliciting information for articles she will write for the newsletter, and will ask Michelle Herring if she wants to help produce the summer newsletter. Topics mentioned were:

- The updated Diamond Ridge Estates website
- The new grill
- Summer barbecue
- Brookwood development
- Town water incentives

Access to the Ridge – Homeowners have been inquiring about the ability to access the ridge for its views and have asked Dan for a good location. They have suggested placing a few benches in the area and the Board will further discuss their requests.

Streetlight at Moonstone and Diamond Ridge Parkway – Dan observed the Public Works Department hit the light post with their front-end loader, and, as the Town is responsible for the streetlights, Suzanne was asked to call the Town to make the repairs.

Tree Obstruction on Diamond Ridge Parkway – Steve advised the Board that some of the large trees on the island are obstructing views of homeowners on the west side of the Parkway as they attempt to turn into their driveways. Steve feels that this is a dangerous obstruction and has asked the Board to consider removing the trees.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:25 p.m.