

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

AUGUST 21, 2006

CALL TO ORDER

The meeting was called to order at 7:00 p.m. Members present were Peggy Cottrell, Steve Knight, Dan Conroy, and Kevin Raasch. AJ Taylor from the Social Committee and homeowner Peter Kyte were also present, as well as Greg Miller of the Landscape Committee and homeowner Lynn Conroy. Representing MSI was Suzanne Burton.

OPEN FORUM

There were no homeowners present for Open Forum.

APPROVAL OF PREVIOUS MEETING MINUTES

A motion was made, seconded, and accepted by the Board to approve the July 17, 2006 meeting minutes, pending the following corrections:

- Under the category "Social Committee/Events", this sentence needs to read, "Dan and Lynn Conroy were congratulated", rather than "Dan and Lenn Haffeman were congratulated".
- Under the category "Website", the last sentence, "The Board signed and approved this document", needs to be removed.

COMMITTEE REPORTS

Recreation Committee – The Board welcomed back Tim Herring. Tim will obtain a replacement table and umbrellas for the pool and fix the tennis court chain-link door that has been pulled away from its frame.

Use of the tennis courts was discussed and Tim will change the court door code after Labor Day. The new code will be posted on the Diamond Ridge Estates website and a blast email will be sent out to all homeowners.

To prevent further damage, the pool windscreens will be taken down for the winter when the pool closes after Labor Day.

Architectural Control Committee – There were no submittals to discuss.

Landscape Committee – Greg Miller updated the Board on landscaping activity and advised them that 6411 Sand Rose Court will be submitting their landscaping plans and will have their lawn installed by the end of August. Dan has spoken to various builders with homes in progress, advising them that they must place four inches of base course on all driveways until they are completed.

Greg stated that there were a number of unauthorized play structures in the community and he will get a list to Suzanne, who will send out letters to these owners.

Dan stated that the center island was damaged by a vehicle that was being used by a company doing work in the community. Sprinklers were knocked down and the company was advised to contact Douglas County Maintenance and Repair to get the damages repaired. Douglas County Maintenance and Repair was contacted and the company will pay for the repairs.

Social Committee/Events – AJ Taylor was present and advised the Board that she wanted to start a Neighborhood Watch Program in the community as soon as possible. She has spoken to Officer Harris, the Castle Rock Police Department Neighborhood Watch liaison, and will research and lead the formation of this Committee. Officer Harris mentioned the successful new Neighborhood Watch Committee at Escavera and, as Suzanne manages this community, she will get the Escavera contact information to AJ, as they may be able to provide AJ with helpful information on how to organize the Committee.

The new pool grill was discussed and, at the Board's request, AJ agreed to handle the reservation and deposit process for homeowners requesting to use the grill.

MANAGER'S REPORT

Financials – As July financials had not been received, there were no financials to discuss.

Covenant Violations – The current Covenant Violation Log was discussed and the Board requested letters be sent to 663 Sapphire Drive, 1289 Diamond Ridge Circle, and 5510 Sunstone Drive.

OLD BUSINESS

Construction Traffic on Diamond Ridge Parkway – As there has been no change in this traffic, the Board has requested that this item be removed from the Agenda.

Clubhouse Utility Fees – A letter was sent to Lenn Haffeman advising him of the Board's decision that he share Association costs for gas and electricity for the meters located in the sales office. Suzanne will check with MSI's Accounting Department to be sure that this billing has begun.

Diamond Ridge Legal Documents – The Association's legal documents are being retyped due to their illegibility; however, some of the pages cannot be read. Suzanne will advise the Board which pages need clarification, and they will check their own documents to see if the information can be obtained.

Website – Per Kevin, the website has been completed.

Audit – A copy of the auditor's completed review and report for 2005 was given to each Board member. The Board requested each Board member be sent a copy of the Engagement Agreement sent by Brashier & Foss so they can decide which of their services they want for 2006 reporting.

Storm Water Utility Fees – Dan will check the recently received irrigation as builds to see if they include details of the area the Town lists as impervious. Locating these areas may assist the Board in their request to have these areas reviewed for a possible decrease in water fees.

Irrigation As Builds – Lenn located these plans and has given them to Dan.

Community Directory – Tim Herring provided the Board with an overview of the evolution of this directory. The directory is a private endeavor of the Herrings and has always been produced by Michelle and totally funded by the Herrings. The Board is contemplating making the directory an Homeowners Association production and cost, as they would like the information it contains to be the property of the Homeowners Association. They have contacted Michelle to ask her if she would continue to produce the directory for an hourly fee and they will continue to review publication options.

DCMR Landscape Maintenance Issues – The Board discussed Douglas County Maintenance & Repair's contract maintenance requirements. All issues have been discussed with them and will be resolved.

Newsletter – At the Board's request, Michelle Herring will produce the upcoming newsletter and Peggy will write the articles.

Access to the Ridge – The Board decided against providing a path and viewing benches for homeowners who had requested an easier access to the ridge to take advantage of the views. The Association's liability was a factor in their decision.

Streetlight at Moonstone and Diamond Ridge Parkway – The light post damaged by the Town Public Works Department has been repaired.

Brookwood Development – Construction activity for this development, now called Timber Ridge, is now using the main construction road access. Dan will continue to try to contact the Brookwood developer in attempts to get the \$25,000.00 still owed to Diamond Ridge Estates.

NEW BUSINESS

2007 Grounds Maintenance Contract – Suzanne advised the Board that bids would be going out for the 2007 grounds contract, which expires October 16, 2006. The Board requested Suzanne send them a copy of their current contract, as well as the map detailing the areas of their maintenance responsibilities.

Street Lamp at Diamond Ridge Circle and Rose Court – The street lamp, which had fallen off and was lying on the ground, has been fixed and relocated by IREA.

Tree Obstruction on Diamond Ridge Parkway – Steve advised the Board that this issue was resolved.

Tennis Court Use – The Board discussed current court use, after a homeowner complained about children playing soccer on the courts, using the court net for their goal practice. One side of the court is available for a multi-use sport court; however, use of the nets is not allowed, except for tennis. An article advising homeowners of this will be included in the upcoming newsletter. Tim will change the court door code after Labor Day and notify homeowners via blast email.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:00 p.m.