

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

SEPTEMBER 18, 2006

CALL TO ORDER

The meeting was called to order at 7:10 p.m. Members present were Peggy Cottrell, Al Link, Dan Conroy, and Kevin Raasch. Greg Miller, Landscape Committee member, was present to provide a report. Tim Herring was also present to provide a Recreation Committee report. Representing MSI were Brenda Tate and Chris Petz.

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 August 21, 2006 meeting minutes, pending the following corrections:

- Under the category "Call to Order", add, "Greg Miller, Committee member for the Landscape Committee, and Lynn Conroy, homeowner, were present".

COMMITTEE REPORTS

Recreation Committee – Tim Herring provided a Recreation Committee report. Tim listed the following action items:

- New pool furniture will be purchased next spring
- The pool screens have been taken down
- Instruction signs for use of the grill will be made and installed for 2007
- The pool and sport court codes will be changed in the spring
- The pool is to be updated with an auto-fill

With no further items to discuss, the meeting continued.

Architectural Control Committee – Dan presented the status of several architectural submittals that are in progress.

Landscape Committee – Greg Miller updated the Board on the activities of the Landscaping Committee. With no further business to discuss, the meeting continued.

Social Committee/Events – Peggy provided the Social Committee report, in the place of AJ Taylor. She informed the Board that there was a Neighborhood Watch meeting on September 12th. Five residents attended the meeting and homeowner John Colombo will chair the Committee. The Neighborhood Watch Committee will develop a mission statement. Peggy also informed the Board that the arrangements for the Christmas party were complete.

MANAGER'S REPORT

Financials – The August 2006 Financials were discussed. It was noted that the pool maintenance expense amount was \$2,979.00, which is over the contracted amount. Brenda informed the Board that she would follow up on the lack of “inflow” total on the budget comparison. After all other questions were answered, the meeting continued.

Covenant Violations – After a discussion, it was decided that a thorough inspection of the community was needed.

OLD BUSINESS

Clubhouse Utility Fees – Peggy requested follow up on the timeline for payment of the electrical costs from Lenn Haffeman. The Board discussed the transition of the clubhouse to the Homeowners Association and it was noted that Lenn Haffeman wanted to provide the Homeowners Association \$5,000.00 toward renovations. This is to be covered in a letter to Lenn.

Diamond Ridge Legal Documents – Peggy informed the Board that the legal documents were to be completed in the next few weeks.

Audit – The Board reviewed the three engagement letters from the CPA. They agreed that only taxes are to be done.

Storm Water Utility Fees – This issue was tabled by the Board.

Community Directory – An email decision was made, seconded, and approved to begin work on the community directory. Michelle Herring will be in charge of updating and distributing the directory. The Board requires that the data would still be the property of Diamond Ridge Estates and they also wish to have final editorial review of the directory.

Newsletter – Peggy indicated that the newsletter was done and had been mailed out to all homeowners.

Brookwood Development – The final payment of \$25,000.00 was received from Timber Ridge.

2007 Grounds Maintenance Contract – Brenda indicated that a grounds bid summary would be brought to the October meeting, as new bids and maps had been sent to the contractors.

Tennis Court Use – Tim indicated in his Recreation Committee report that the tennis court code would be changed in the spring.

NEW BUSINESS

Damaged Speed Sign on Diamond Ridge Parkway – It was noted that the bill for this repair would be billed to the automobile owner.

Fiscal Year 2007 Budget – Brenda indicated that the 2007 Budget would be completed in time for the October meeting.

Twenty-Year Reserve Plan Update – The Board stated the following changes needed to be made to the Twenty Year Reserve Plan:

- Pool resurfacing needs to be moved, pending an evaluation by the pool contractor.
- The pool cover needs to be changed, pending an evaluation by the pool contractor.
- The amount for clubhouse furniture needs to be increased to \$10,000.00 and a sub-committee needs to be formed to discuss utilization of the clubhouse.
- Major concrete replacement needs to be moved to 2008.
- Major landscape improvements need to be moved to 2008.

ADJOURNMENT

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