DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DECEMBER 18, 2006

CALL TO ORDER

The meeting was called to order at 7:10 p.m. Board members in attendance were Peggy Cottrell, Al Link, Dan Conroy and Kevin Raasch. Absent from the meeting was Steve Knight. Representing MSI was Nancy DeLong.

OPEN FORUM

There were no guests or homeowners present to address the Board.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made and passed to approve the November 20, 2006 Board meeting minutes with the following change:

- Under "Manager's Report – Financials", the second sentence should read, "Dan inquired about the high legal fees this year and asked Suzanne to contact HindmanSanchez to get an accounting of the money the Association has spent on legal services utilizing the retainer agreement with HindmanSanchez this year".

COMMITTEE REPORTS

Recreation Committee – Tim Herring was not present; therefore, there was no report from this committee.

Architectural Control Committee – Dan updated the Board regarding 832 Diamond Ridge Circle and 830 Diamond Ridge Circle.

Landscape Committee – Greg Miller was not present at the meeting to update the Board on current submittals. Nancy has been requested to have MSI send letters to all owners who have not submitted plans reminding them that plan submission must be completed by January 31, 2007. Al Link will send a list to MSI of owners that they do not have plans for. Al has also requested Nancy to send a copy of the letter that will be used for the mailing. This letter is to be a courtesy letter. There is to be no implication that fines will be imposed.

Social Committee – There was no update from the Social Committee.

MANAGER'S REPORT

Financials – The Board is requesting that there be an investigation as to why the October and November water bills are significantly higher than the amount budgeted.

A request was made to have the Association's checks mailed earlier in the month than they have been, or, if checks are to be mailed at the same time, to not include a return envelope, as these are returned to MSI at the meeting. The Board is also requesting that the monthly financials be emailed to them in the future.

Covenant Violations – The covenant violations were reviewed. Nancy provided the Board with two letters from homeowners regarding violation letters that they had received.

Regarding 6393 Sand Rose Court, Nancy is to reply to this homeowner that weeds and/or native grasses are to be maintained at no more than an 8 inch to 10 inch height.

Regarding 1745 Moonstone Lane, the homeowner is to receive a response from the Board that a minimal landscape plan must be submitted by January 31, 2007.

OLD BUSINESS

Clubhouse Utility Fees – Nancy provided information to the Board of the balance on Lenn Haffeman's account, of a credit of $1,145.27. He will be receiving quarterly billings beginning in the first quarter of 2007.

Diamond Ridge Estates Legal Documents – The documents were completed and presented to the Board and signed by the Board President. There was a question raised regarding the effective date on the documents and Nancy will check with the Association's attorney for clarification.

Community Directory – It was reported that Michelle Herring is working on the Association's directory. It is expected that it will be ready for publication in the spring. The Board is requesting that they have a proof copy to read one month prior to publication. They will also be requesting that there are no home-based companies advertised within the directory. At the Annual meeting, the Board would like to poll the homeowners as to what information they would like included in the directory.

A brief discussion was held regarding discontinuing the hard copy of the directory, as all information would be available on the Association's website.

Damaged Speed Sign on Diamond Ridge Parkway – Nancy is to follow up with Accounts Receivable to determine if the homeowner has reimbursed the Association for the cost of repairs.

Puma Ridge Signs – Peggy is continuing to work on this item. Peggy will contact Loura Sanchez of HindmanSanchez regarding what their options are in regards to the signs.

Late Fee – This change was completed by HindmanSanchez and will be sent to homeowners with the amended Senate Bill 89 and Senate Bill 100 policies.

SB 89 Document Changes – The Board was presented with a packet on all changes to the Senate Bill 100 documents and the new policy, as required by Senate Bill 89.

2007 Annual Meeting – Nancy reported to the Board that the meeting notice and newsletter were mailed on December 4th and, to date, Suzanne had received one proxy for the meeting. Peggy will be posting a meeting notice at the mailboxes after the first of January.

Signature Real Estate Signs – There was no action to date on this Agenda item.

Suburban Waste Trash Removal Fees – Nancy reported to the Board earlier that Suburban does not feel they should pay a refund to the Association and she was to have received a letter confirming this by the date of the Board meeting. Dan presented documentation to the Board and Nancy regarding a telephone conversation that he has had with Suburban Waste. The agreement worked out will have the total per-month Association's charge to be $906.15. This will not include any fuel surcharges. The total due to Suburban Waste for December and November is $2,113.10. The credit amount due from Suburban Waste is $1,613.81 and a fuel surcharge credit of $145.24, for a total credit due Diamond Ridge Estates Homeowners Association of $1,759.05. This leaves a net amount due Suburban Waste for December of $354.05. Nancy will advise Accounts Payable of this new amount so a check may be cut to pay Suburban Waste. The above is the agreement between the Homeowners Association and Suburban Waste. The contact Dan had with Suburban Waste was with Tiffany, the Account Representative. Nancy has been requested to check with Waste Management to see if they will now haul trash from the Diamond Ridge area.

Lighting Maintenance Contract – Dan reported to the Board that he has not been able to obtain any information on lighting maintenance with a separate handyman contractor. He also reported to the Board that light repairs were completed, based in part on the blackout tape that had been put over the light sensor to allow checking of the lights. He has removed this tape.

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 9:30 p.m.