

DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

JANUARY 22, 2007

CALL TO ORDER

At the end of the Annual meeting, the Board meeting was called to order at 8:35 p.m. Board members in attendance were Peggy Cottrell, Al Link, Dan Conroy, Steve Knight, and Kevin Raasch. Representing MSI was Suzanne Burton. Also in attendance from MSI was Brenda Tate.

OPEN FORUM

As the Annual meeting had just concluded, there were no homeowners present to address the Board.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made and seconded to approve the December 18, 2006 Board meeting minutes as presented.

COMMITTEE REPORTS

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

Architectural Control Committee – Dan advised the Board that the Committee would soon be receiving two new plans.

Landscape Committee – Al is drafting a letter to homeowners who have not yet submitted their landscaping plans, and will forward this letter to Suzanne along with a list of the owners who need to submit their landscaping plans.

Social Committee – Peggy advised the Board that AJ Taylor would like to continue to serve on this committee.

MANAGER'S REPORT

Financials – The 2006 year-end financials were received the morning of the meeting and emailed to the Board. The Board had questions regarding the July management fee, the December light maintenance charge of \$450.00, and the gas expenses. Suzanne will email the Board with answers to their questions regarding these expenses. The Board voted to have all delinquencies, except unit 663, that are past 120 days sent to the Association's attorney, per their Fine Policy.

The Board voted to close out their USB account and transfer the funds into their SmithBarney money market account.

Covenant Violations – The current Covenant Violation Log was discussed. Per the above report from the Landscaping Committee, Al will direct the sending of late landscaping violation letters. Violations for lawns/lot maintenance will not be pursued until the snow melts and lawn/weed conditions can be verified. Greg is working with most of the play set screening violations and will keep Suzanne posted. Per the Board, the ATV owner should continue to receive letters until it is removed.

OLD BUSINESS

Diamond Ridge Estates Legal Documents – Peggy had the documents stamped and recorded by the County and gave them to Kevin to post on the website. Kevin will give the original document to Suzanne at the next meeting to keep with the Association's records.

Community Directory – The Board discussed options for the future format of the Directory, including the possibility of transitioning it into an online document. It was agreed that the Board send an email to all residents, asking for their feedback on the Directory's format and contents.

Owners at the Annual meeting discussed their concern about the information on their children currently included in the directory being available not only to the community, but to possible predators as well. The Board stated that the online directory would not include specific information on names, addresses, or birth years of homeowner children.

Damaged Speed Sign on Diamond Ridge Parkway – The Board was advised that the owner who was responsible for this repair has not yet paid for the damage. It was requested by the Board that late fees and interest, per the Association's Collection Policy, would be added to the owner's account.

Puma Ridge Signs – Peggy contacted HindmanSanchez, who will review the Diamond Ridge Estates documents, in order to prepare letters to be sent to Cliffside, Golden Group, and Diamond Ridge Realty, to restrict the usage of these signs on Diamond Ridge Property.

SB 89 Document Changes – The Board-approved and signed documents will be sent to Diamond Ridge's MSI website.

Signature Real Estate Signs – The requirement that all real estate signs in the community be Diamond Ridge signature signs is being considered by the Board.

Suburban Waste Trash Removal Fees – Dan will contact Suburban with homeowner occupancy changes to avoid unnecessary trash removal fees.

Lighting Maintenance Contract – Dan is currently handling the Association's lighting maintenance until a suitable contractor is found.

NEW BUSINESS

Election of New Board Officers – As both Steve and Al were re-elected to serve on the Board, the Board voted that the existing titles be retained; therefore, Peggy will remain as President, Al will remain as Vice President, Dan will remain as Treasurer, Kevin will remain as Secretary, and Steve will remain as Member at Large.

HindmanSanchez Legal Retainer Agreement – This agreement will be emailed to the Board and a decision will be made whether to respond to this agreement in 2007. The monthly agreement rate is \$150.00 per month.

Next Board Meeting – The Board voted to keep the date of their February 19th Board meeting. As MSI will be closed for the holiday, the Board will hold the meeting themselves and will send Suzanne the Board meeting minutes.

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 9:45 p.m.