

DIAMOND RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, February 19, 2007

7:00 PM – Community Clubhouse

MEETING MINUTES

BOARD MEMBERS PRESENT: As it was a company holiday, MSI was unable to attend the meeting. Board members present are listed below.

(X) Peggy Cottrell () Al Link (X) Steve Knight
(X) Dan Conroy (X) Kevin Raasch

Greg Miller was present to represent the Landscape Committee, and Tim Herring was present to represent the Recreation Committee.

CALL TO ORDER: 7:00 p.m.

OPEN FORUM No residents were present.

APPROVAL OF MINUTES OF PRIOR MEETING

A motion was made and passed to approve the minutes from the last meeting on Jan 22nd (assuming the changes that were communicated via email prior to the meeting were made).

COMMITTEE REPORTS

- Recreation Committee – Tim inquired about the pool fence repainting and was advised by the Board that the project will be bid and begin in the spring.
- Architectural Control Committee – Dan updated the Board on 2 owners planning additions to their homes and a home currently under construction that is lacking a base course driveway and plans for an earthen wall.
- Landscape Committee – Greg updated the Board on input he has heard from residents who have received the recently sent covenant noncompliance letters stating that the Committee has already been contacted by a number of residents wishing to resolve their outstanding issues.
- Fencing was also discussed and the board will review the Association's Design Guidelines to evaluate if fencing standards need additional clarification.
- Social Committee – There was no report from this committee.

MANAGER'S REPORT

- Financials – The board reviewed the January financials and agreed that the Association is in a positive position financially. The delinquency statuses were questioned and the Board requested an update on the collection/attorney status of these accounts.
- Covenant Violations – Dan raised a concern that there are violations that MSI hasn't continued to enforce... He mentioned discrepancies in violations that have been

discussed but never reported by MSI and violations that have been logged but not consistently enforced.

- Dan also discussed the situation of new owners being responsible for previous owner noncompliance issues, as he had a conversation with a frustrated new owner currently in this position. The board discussed this situation, and their decision that covenants should be enforced consistently throughout the neighborhood. Due to this situation the Board asked Suzanne to find out if MSI's response to status letters could include the notation of outstanding covenant, landscaping, or architectural design.
- Late landscaping of a builder owned, renter occupied Moonstone property was discussed and the board was in agreement that the fines should not be removed for this violation.

OLD BUSINESS

- Diamond Ridge Estates Legal Documents – Kevin scanned the retyped documents and will post them on the DRE community website.
- Community Directory – The board discussed the results of the survey that was emailed to residents asking their opinion about putting the community directory online in a secure area of the DRE website. Although 18 residents responded to the survey, it was decided that Kevin would send a follow-up email requesting more feedback on this issue. In general, most residents were in favor of the idea, but also still wanted a printed copy of the Directory, which could be printed from the website. Kevin will research various options for implementing an online directory and present his findings at the next meeting.
- Damaged Speed Sign on DRE Parkway – The resident responsible for covering the repair cost has yet to pay the bill; however, the outstanding amount now appears correctly on the delinquent report.
- Puma Ridge Signs – The board discussed the letter that HindmanSanchez had drafted and decided there were several unanswered questions surrounding the issue. Peggy will follow-up with HS, and the board will further discuss the issue at the next meeting.
- Signature Real Estate Signs – Dan is working on this and should have something to present at the next board meeting.
- HindmanSanchez Legal Retainer Agreement – In light of the reduced services covered by the retainer agreement, and the minimum billable hours required to break even on the cost, the board voted to reject the renewal of this agreement.

NEW BUSINESS

- Insurance Renewal – Directors & Officers – The item will be discussed at the next meeting when additional information is received.
- Potholes on Diamond Ridge Parkway – Peggy reported these to the town and has been given a claim number for the repairs.
- 2 Fire Hydrants Out of Service – The town is aware of these and working to repair them.

ADJOURNMENT – at 9:14pm