

# DIAMOND RIDGE ESTATES HOMEOWNERS' ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

MARCH 19, 2007

### CALL TO ORDER

The Board meeting was called to order at 7:00 p.m. Board members in attendance were Peggy Cottrell, Al Link, Dan Conroy, Steve Knight, and Kevin Raasch.

### OPEN FORUM

The owner of 1000 Sapphire Drive was present at the Open Forum to discuss their landscaping and advise the Board about the increasing number of owners who let their dogs run loose on the nature path.

### APPROVAL OF PRIOR MEETING MINUTES

A motion was made and seconded to approve the February 19, 2007 Board meeting minutes with the following changes:

- Under "Landscape Committee", place a period after the text saying, "sent covenant non-compliance letters", and begin the next sentence to read, "Greg stated that".
- In the third bullet point under "Covenant Violations", add the word "issues" to the end of the last sentence, to read, "outstanding covenant, landscaping, and architectural design issues".

### COMMITTEE REPORTS

Recreation Committee – Tim advised the Board that he would be doing a walk-around the pool and tennis court areas to identify items in need of repair. Steve has surveyed these areas and told the Board and Tim of his findings regarding tennis court fence screen areas that needed tie-downs. Tim will be adjusting these areas. Steve also suggested that the Association obtain a tennis court security gate closure similar to the new pool gate. The Board agreed and Peggy will contact the vendor who installed the pool gate closure for a bid.

The Board voted to allocate an amount not to exceed \$1,000.00 to Tim to purchase new pool furniture, including a new table and chairs and possibly an umbrella. The Board also requested Suzanne revisit and advise them of the bids that were obtained in the fall for repainting the wrought-iron pool fence, as they would like this done in the spring before the pool opens.

Architectural Control Committee – Per Dan, there are no plans currently under review. There are six vacant properties in Diamond Ridge Estates. Dan also advised the Board that there are twenty-one homes for sale in the community.

Landscape Committee – Greg and Al advised the Board that they have heard from several residents who received the Committee’s recent letter regarding compliance of play set and trampoline violations, and the Committee is working with them to give them the information they need to be in compliance with the Association’s Design Guidelines.

Social Committee – Peggy updated the Board on this Committee, advising them that the planned pool opening is Saturday, May 26<sup>th</sup>, and the Committee will be planning both a children’s and an adult pool party this summer. The Annual community spring cleanup will also be planned.

## **MANAGER’S REPORT**

Financials – The February financials were discussed, and the expenses of administrative and legal were explained to the Board. Administrative expenses included some coupon book mail-outs, and legal expenses included issues brought to HindmanSanchez by the Board. The Board requested Suzanne find out how coupon books are ordered, as they do not feel these books are necessary for those who are on auto-pay.

Payments to Suburban Waste were discussed, as Suburban is still billing the Association for a credit amount they approved. Delinquencies were also discussed, and the Board was advised of owners who would receive liens next month if no payment was received.

Covenant Violations – The Board reviewed the Covenant Violation Log, updated Suzanne on issues they were handling, and requested that five additional violation letters be sent.

## **OLD BUSINESS**

Diamond Ridge Estates Legal Documents – Kevin has posted the documents on the Diamond Ridge Estates website and Suzanne was given the original recorded document to keep with the Association’s files.

Community Directory – Kevin emailed residents a follow-up survey requesting feedback on the directory and additional responses were received. Peggy met with Michelle to discuss the future direction of the directory. The Board discussed the advertising in the directory, as Peggy was advised that advertising had already been contracted for the upcoming directory. The Board will request that one of the advertisements be pulled from the directory, as the business being advertised is in violation of the Association’s legal documents.

Puma Ridge Signs – Peggy is waiting for HindmanSanchez’s response to her request for clarification on items regarding this issue.

Signature Real Estate Signs – Dan is researching this issue and will advise the Board of his findings.

Insurance Renewal – Two bids for the Association’s policy were reviewed, and the Board voted unanimously to remain with Lockton Insurance’s master policy, the annual premium of which is \$1,294.94. The cost of this policy was approximately half of the other bids received.

## **NEW BUSINESS**

Potholes on Diamond Ridge Parkway – The potholes have been repaired by the Town.

Two Fire Hydrants Out of Service – Peggy advised the Town of these hydrants, and the Board is awaiting their repairs.

Newsletter – Suggestions for the upcoming newsletter were:

- The pool opening date
- Annual spring cleanup
- Dogs running loose in the community
- Owners failing to pick up their dog’s waste
- Automatic assessment payments

Vole Damage at the Entryway – Dan contact Absolute Pest Control for a bid to treat the entryway and clubhouse areas for voles and pocket gophers. The bid for \$965.00 contains a ninety-day guarantee and was accepted by the Board, who requested that Suzanne obtain an additional bid for a yearly contract.

North Entrance Improvement – Kevin suggested some kind of signage/marker/monument be placed at this entrance to acknowledge this boundary of the community. The Board agreed that this was a good idea and will further discuss the issue.

Shoulder Repair at Diamond Ridge Parkway and Diamond Ridge Circle – Dan stated that the shoulder areas in this location, as well as some others in the community, were in need of repair, due to vehicle damage. Dan will contact Douglas County Maintenance and Repair for a bid on these repairs.

## **ADJOURNMENT**

With no further business to discuss the meeting was adjourned at 9:20 p.m.