

DIAMOND RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

JUNE 18, 2007

CALL TO ORDER

The meeting was called to order at 7 PM. Board members in attendance were Peggy Cottrell, Steve Knight, Dan Conroy and Kevin Raasch. Representing MSI was Brenda Tate.

OPEN FORUM

There were no owners present for Open Forum.

APPROVAL OF MINUTES OF PRIOR MEETING

The minutes from the May meeting were reviewed and with no corrections, Peggy moved and Kevin seconded that the May minutes be approved as presented.

COMMITTEE REPORTS

Recreation Committee – It was noted that children had pulled the caulk from around the edge of the spa and that the parents offered to pay for the damage. MSI is to contact Swim Time TLC and coordinate the repairs to the caulk. It was suggested that masking tape be placed over the new caulk to allow it time to cure. The Board discussed the need to have the tennis/sport court crackfill repairs done. A bid had been received from L.E.R. in the amount of \$2100. It was also noted that a new net and net key is needed. Also discussed was the request for a backboard at the tennis courts and an owner has offered to construct one for the Association. The new pool furniture had arrived.

Architectural Control Committee – An update was provided on open design items in the community.

Landscape Committee – The Board discussed play sets and the potential need for additional screening around them.

Social Committee – Peggy provided information on pricing, food and services the Committee had obtained. After discussion it was determined that the Committee would be asked to revisit this as the costs were more than anticipated due to the utilization of a party planner.

MANAGER'S REPORT

Financials – The Board had questions on Weed/Fertilization costs paid to date, Miscellaneous in the amount of \$1195 and follow up needed to occur on the Gas account expenses.

Covenant Violations – The covenant violation report was reviewed in detail. Brenda is to proceed with letters and so forth as directed by the Board.

OLD BUSINESS

Signature Real Estate Signs – This matter is on hold for now.

2 Fire Hydrants Out of Service – The Board was advised that the road had been dug up on Annabar but the repairs were not completed by the Town. The repair to the Diamond Ridge Parkway hydrant is on the bottom of the Town's list for repair.

North Entrance Improvement – Kevin and Dan met with Douglas County Maintenance and discussed this area. A bid had been received in the amount of \$20,000 including a water program to assure the plants would survive until established. It was noted that the Puma Ridge builder was installing a sign at their roundabout; therefore, this item is on hold until the sign is complete.

Shoulder Repair – Diamond Ridge Pkwy and Diamond Ridge Cr. – This work is complete except for the installation of the stop sign.

Suburban Waste Credit Adjustment – The Board questioned Brenda as to what MSI's position was on remitting ½ of the overcharge (\$1467) by Suburban Waste. Brenda stated that she would need to discuss the matter with ownership.

Retention Pond Spraying – Kevin stated that this work had been performed by the Town the week before the meeting.

NEW BUSINESS

Hot Tub Blower Pump Repair – This matter was discussed and the Board asked that the cost to repair be obtained and have it repaired.

Pool Repair Update – The pool filter and pump motor costs through Swim Time TLC are to be determined ready for the 2008 Budget.

Budget & Reserve Plan – Brenda stated that it was budget time again and that at the July meeting the Reserve Plan would need to be discussed in detail ready for MSI to prepare the initial budget. The Board will utilize the initial budget and advise MSI of needed changes.

Community Manager – Brenda advised the Board that another of her Senior Managers had requested to be removed from one of her associations and if it were acceptable, she would like to place Kathi Burdess as the Community Manager for our community. The Board stated that they wanted a manager who was proactive and would look out for the interests of the Association and provide them with guidance.

ADJOURNMENT

With no additional business to discuss the meeting adjourned at 9:45 PM.