

# **DIAMOND RIDGE ESTATES HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**JULY 16, 2007**

### **CALL TO ORDER**

The meeting was called to order at 7:05 p.m. Board members in attendance were Peggy Cottrell, Al Link, Steve Knight, Dan Conroy and Kevin Raasch. In attendance for MSI were Brenda Tate and Kathi Burdess.

### **OPEN FORUM**

There were two homeowners present during open forum: Larry Gomez and Bill Gunnison who came to discuss issues within the Community—specifically enforcement of the Covenants and real estate signs.

### **APPROVAL OF MINUTES OF PRIOR MEETING**

Peggy made a motion to approve the June meeting minutes with the following change under Community Manager:

- Instead of “for their Community” it should say “for our Community”

With that change, Peggy made a motion to approve, Dan seconded, the motion, the vote was unanimous.

### **COMMITTEE REPORTS**

Recreation Committee – Tim will change the pool and tennis court codes on August 1<sup>st</sup>. There is a broken pipe in the leech field that has been repaired. There is a broken umbrella that was replaced for \$88.

Architectural Control Committee – There was an approval for 1255 Diamond Ridge Cir. There was also one additional approval complete.

Landscape Committee – 950 Diamond Ridge Cir. – The trampoline was approved. It was also noted that Douglas County Maintenance will be around trimming the trees.

Social Committee – Peggy will send an email with an update regarding the Social Committee.

### **MANAGER’S REPORT**

Financials – There was one question regarding the delinquencies on the financials and it was requested that a follow-up be done on 780 Sapphire Dr. There was no discussion on how to handle the lots with little or no landscaping. It was decided that 3 lots would have Covenant Violation Liens filed on them and that an escrow of \$10,000 will be required and within 30 days from closing date a landscape plan must be submitted with a completion date 90 days from approval. The owner will be required to notify the Association in writing upon completion.

Covenant Violations – The covenant violation report was reviewed in detail. There were several addresses that were discussed, one fine to be removed and several letters for play sets installed without approval.

## **OLD BUSINESS**

Signature Real Estate Signs – The Board discussed changing the For Sale signs throughout the Community to be standard and uniform rather than the current signs. After a discussion period, Steve made a motion, which Peggy seconded, to use the Diamond Ridge Estates logo on a metal 9” x 7” sign mounted on a cedar 4” x 4” post not to exceed 3’ from the ground to the top of the post advertising that a home is for sale. Rocky Mountain Awards will design and make the signs. The signs will be available at a cost of \$25.00 through MSI. The cedar post is available for purchase at any home improvement store. The Board approved spending \$535.00 for plates and printing. The Board will determine how the signs are to be mounted and letters will go out to all homeowners and to realtors of the homes that are for sale. Dan Conroy will finalize this project.

2 Fire Hydrants Out of Service – The Board was advised that the road had been dug up on Annabar but the repairs have not been completed by the Town. The repair to the Diamond Ridge Parkway hydrant is on the bottom of the Town’s list for repair. Peggy has a call in to the Town. However, there is no additional news at this time on the status.

North Entrance Improvement – North entrance improvement is on hold.

Suburban Waste Credit Adjustment – Brenda stated that she had not been able to discuss this further with ownership and would follow up.

Retention Pond Spraying – The retention pond spraying is complete.

Hot Tub Blower Pump Repair – Dan will check with Warren on this issue. Warren Ross of Swim Time Learning Center is to be invited to the August meeting.

Pool Repair Update – Brenda stated that she would follow up with Warren to see the repairs and the amount of damage caused by the caulk being removed at the spa.

## **NEW BUSINESS**

2008 Budget & Reserve Plan Review – The Board reviewed the reserve plan and made several changes. The plan will be updated and presented for review at the next meeting.

## **ADJOURNMENT**

With no additional business to discuss the meeting adjourned at 10:15 PM.