

# DIAMOND RIDGE ESTATES HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

AUGUST 20, 2007

### CALL TO ORDER

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

### OPEN FORUM

Peter LeJeunesse – 1551 Amber Ct. – Covenant Violation Fines – Peter was in attendance to discuss his Covenant violation fines with the Board and requested that the \$300 worth of fines be waived. After a discussion period with the homeowner, Steve stated that he would like to see the penalties of late fees and interest removed and one of the \$100 fines removed due to communication issues. Al made the motion to have all penalties, interest and late fees and one of the \$100 fines removed if the remaining fines were paid. Dan seconded the motion. The vote was unanimous.

The homeowner also requested that even though he had received verbal approval of his landscape plan over the phone, he would like that in writing as well.

Jeannie Franco at 1246 Diamond Ridge Circle was also present to discuss the trees surrounding her trampoline and whether or not they were sufficient. Al Link stated that, as previously discussed with her, that she was required to have trees that were 8 foot in height and she put in five-foot trees. Therefore, the trees were not sufficient and she would have to add two additional trees in order for it to be acceptable. After a discussion period, Jeannie agreed and requested that the deadline date be extended to the end of October. The Board unanimously agreed.

Warren Ross of Swim Time TLC was present to discuss several items:

- The spa blower pump – Warren stated that currently there is a 3 horsepower pump which he feels is too much horsepower for the sizes of the lines in the spa and would like to replace that with a 2 horsepower motor that he is in the process of rebuilding along with item #2, pool pump skimmer. He said the pump is working. However, due to the damage by the caulk that was put down the skimmer holes caused some damage and the pump is no longer operating efficiently for the amount of water that must move through it. Therefore, he would like to replace the pool pump with a new one at a cost of \$685 for the motor and the pump and \$120 for labor to have it installed. It should have a three-year warranty and should last between 5 and 10 years. Dan made a motion to replace the pool pump, switch the pool pump to the spar pump. Steve seconded the motion. The

vote was unanimous to have the pool pump currently in replaced with the new one and have the old one rebuilt during the winter and have it installed in the spa.

- The pool plaster – Warren stated that this is not very good at the present time but could last at least two more years but then should be looked at to be re-plastered.
- The pool winter cover – This is in good condition and should be revisited in three years.
- The spa re-caulking – This was from the removal of the spa calk by the swimmers. The joint cracks have been done at a cost of \$68.50 for the caulk and backing rod \$60 for labor.
- Warren also made a suggestion to the Board to purchase an external vacuum system. This is recommended for cleaning the pool and the spa and will, in the long run, save the life of pumps/filters etc. and can also save on the cost of pool chemicals. The system, not including shipping, would cost approximately \$1,850. The Board decided to table this for the present time and bring it up and discuss it and make a decision before May 2008

Elvis Medica was also present to discuss fines on his account for not having a base coarse drive installed on his property, thus causing mud to be tracked and thrown all over the street. After a long discussion period with Elvis, the Board explained to him that the builder had been contacted on several occasions by Board members and refused to cooperate and therefore, the Board was not in a position to waive the fines but suggested that Elvis discuss this with the builder and request that the builder pay the fines since it was an issue with the builder.

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

There was one change for the minutes under Signature Real Estate Signs, per attached note. Steve made a motion, which Al seconded, to approve the prior meeting minutes with Peggy's changes. The vote was unanimous.

### **COMMITTEE REPORTS**

Recreation Committee – Tim was present to discuss issues and stated that pool furniture would be needed next year. 24 chairs were needed as well as umbrellas. The pool code was changed.

Architectural Control Committee – Nothing new to report.

Landscape Committee – There were two Design Requests that were discussed:

- 5847 Granite Way – there was a metal guard rail added to the stairs, which was approved
- 6411 Sandstone – some of the landscape plans were approved but it was also requested that more specifications with plants be gotten from the homeowner as well as a timeline as to when it will be complete

Social Committee – Nothing to report. However, the Chair is beginning to work on the Christmas party.

## **MANAGER'S REPORT**

Financials – Dan made a motion, which Steve seconded, to approve the financials. The vote was unanimous.

Covenant Violations – The covenant violation report was reviewed and several addresses were discussed:

- 5847 Granite Way – The homeowner had received a letter and a fine regarding dead trees. The homeowner explained to Greg Miller that Swingle had looked at the trees and discovered they were diseased fruit trees and is necessary to leave them in the ground until completely dead before they can be removed or the disease will spread. Therefore, the Board unanimously requested that the fine be removed due to extenuating circumstances and professional opinion. Greg also stated regarding the lawn maintenance issue on the same property, he would assist the homeowner in taking care of the lawn. This issue can be closed.
- 6411 Sand Rose Ct. – A report from the Landscape Committee noted that the owner had submitted a plan. The Board requested that since the homeowner was working with the Landscape Committee, and was moving forward with the landscaping, to hold off from turning him over to the attorney.
- 531 Sapphire Dr. – This homeowner is grandfathered in with the metal swing set and will receive a letter that states that when he sells, the new homeowner must remove the metal swing set.
- 830 Sapphire Dr. – This homeowner is working with the Committee and has agreed to screen the play set. He is moving forward and he will be done this fall. This item may be closed.
- 836 Diamond Ridge Cir. – The plan has been given to the design committee. The landscapers are ready to start as soon as approval is given. This item may be closed.

## **OLD BUSINESS**

Signature Real Estate Signs – The letter has been complete and has already gone out with the specifications for the new signs. The signs will be complete within the next week. The Board also discussed homeowners or residents who do not remove the current real estate signs and how that would be handled. The process would be the same for any other covenant violation for not removing the signs.

2 Fire Hydrants Out of Service – This is complete.

North Entrance Improvement – North entrance improvement is on hold.

Shoulder Repair at Diamond Ridge Parkway and Diamond Ridge Circle – This is complete.

Suburban Waste Credit Adjustment – Ownership is still working with Suburban to get the Suburban account credited. MSI will credit their half to the Association.

Hot Tub Blower Pump Repair – This has been complete.

Pool Repair Update – Has been approved.

2008 Budget & Reserve Plan– The 2008 Budget & Reserve plan has been reviewed with additional changes:

- Moving the resurface of the pool to the year 2009
- Increasing the major landscape improvements to \$15,000
- Moving the replace pool cover to the year 2010

### **NEW BUSINESS**

Tree Location/Power Line Status – No update. Xcel Energy is still researching this issue. The Board has received a quote from Douglas County Maintenance for trees to be moved but no timeframe yet.

The Boulder Reflector Replacement – This issue was brought up at the Town Hall meeting held at the end of July. The Board felt that it was a non-issue. This will be closed and moved off the Agenda.

### **ADJOURNMENT**

With no additional business to discuss the meeting adjourned at 10:00 p.m.