

DIAMOND RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

SEPTEMBER 24, 2007

CALL TO ORDER

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

OPEN FORUM

Shana Lepis – 831 Diamond Ridge Circle – Shana sent an email asking for her fine to be removed. The email explained that she and her husband were out of town and relied on the contractor hired to take care of the lawn. The Board discussed the matter and unanimously voted that the fine will stay, and requested a letter be sent stating that the Board appreciates the homeowner rectifying the situation and suggests that they go back to the person hired for the fine cost.

Mary Jo McVickers – 5445 Sunstone Lane – This homeowner was not present. She submitted a letter to the Board requesting that her fine for weeds be removed. The Board discussed the matter and denied her request to waive her fine.

There was one homeowner present, Robert Hodgins, to listen in at the meeting and ask questions regarding when the clubhouse would be turned over to the Association.

APPROVAL OF MINUTES OF PRIOR MEETING

Al made a motion, which Steve seconded, to approve the August meeting minutes. The vote was unanimous.

COMMITTEE REPORTS

Recreation Committee – No report.

Architectural Control Committee – No report.

Landscape Committee

- 5847 Granite Way – This homeowner had received a letter regarding a dead tree, and as previously stated, would need to leave them in the ground until a hard freeze to kill the disease on the trees. All fines have been removed from this address.
- 1533 Amber Court – The Board elected to turn this account over to the attorney.
- 590 Sapphire Drive – This is an ongoing issue. The swing set and trampoline need to be reviewed.
- 6633 Diamond Ridge Parkway – This home is in the process of installing the trampoline and will be putting berms and trees around the trampoline to screen it.

Social Committee – There was no report at this time.

MANAGER'S REPORT

Financials – The financials will be emailed and reviewed at a later date.

Covenant Violations

- 6763 Diamond Ridge Parkway – The Board requested that a letter be written to the homeowner stating that the swing set is in violation and was not approved or properly screened, and must be moved by the end of October.
- 6411 Sand Rose Court – The Board has requested that Greg send a short email to the homeowner requesting an updated plan with a deadline for when the plan will be in place and completed.

OLD BUSINESS

Signature Real Estate Signs – Kathi stated that the first round of covenant violation letters for lots and homes for sale that were not in compliance with the new real estate signs had gone out, and that she would check when she returns from vacation.

Suburban Waste Credit Adjustment – Kathi reviewed the credit with the Board, and the Board was still not satisfied with the amount that should have been credited from Suburban Waste. The Board stated that they would pull out their paperwork to show what should actually be credited.

Tree Location/Power Line Status – There was no update at this time. This matter will be tabled until further notice.

NEW BUSINESS

Grounds Contract – Kathi stated that once she had received the new bid from Douglas County Maintenance on the Diamond Ridge Estates contract, she would send out a bid summary to the Board for their email vote.

Budget – The Budget was briefly reviewed. Grounds improvements should be increased to around \$2,000.00.

Pool Bid – Kathi presented the pool bid for Swim Time. Steve made a motion, which Dan seconded, to accept the pool bid on a two-year agreement at the current price. The vote was unanimous.

ADJOURNMENT

With no additional business to discuss the meeting adjourned at 8:30 p.m.